

Plan Commission
Thursday, July 2, 2020

Meeting was called to order by President Moeri at 7:00 PM
Meeting was properly noticed.

Present: Jerry Weiss, Cheryl Johnson, Willard Moeri and Dave Wilken
Absent: Katy Kapaun, Helen Kusilek, Steve Melby
Guest: Louis Filkins, Steve McFarland, Jim Smith, Angi Goodwin, Matt Hieb

Building Inspection Report was given.

Discussion/approval of Exit 10 Site Plan, Public Improvement Specs and Plans and Developer's Agreement:

Developer's Agreement:

Steve should not have to pave the road in front on the empty lot.

Angi understands the original plan but bottom line for safest engineering is to be perpendicular. No constraints to come in perpendicular. Modify driveway to be perpendicular. Louis agrees that they can do this. Township does not let traffic between the two lakes. Comment about the driveway encroaching on town road right away. The right of way is shown differently by all four surveys. Can fit the driveway into the right of way. This should have mapped this North. DOT design allows 20-degree angle off of this. Angi is less concerned about the West driveway than the East.

Site plan review:

- Storm water was well put together and made for an easier review. They are meeting the additional standard with volume control above the current ordinance.
- Clarification is needed where public utilities stop and start. This would be at the main hole on Steve's property. Asking for clear labels be added for this. Matt asked if valve could be shifted at the property line and this would separate public and private? It would also eliminate the easement for the property.
- Talked about driveways.
- Stormwater management is meeting supplemental requirements. Kristy from Ayres had a few questions, and these have been resolved.

Public Utilities:

- Discussed where public ends. Will update plans to make sure one lane of traffic is maintained at all times. Still need easements that will be dedicated to the public. John Bond and Angi have reviewed this together.
- Matt was waiting to hear when we needed easements done. He will forward on Monday. Have been sent to North property owners for final review. During construction the easements went to developer then after construction was done, they went to the village for final.
- Public street – Spring weight limits are posted by the Township. Steve was going to reach out the Geno to make sure he can get to his site. Not anticipating Steve to reconstruct from Flying J until the road needs to be reconstructed. Only 20 feet wide and up to 2-foot shoulders. What will need to be constructed has not been determined. Angi ran a cost estimate for this repair and this is \$900,000. This is in the developer's agreement as Steve's cost and he would be

reimbursed for some of the cost from the TID. The timing of this is another issue. What is recommended from a safety standard is to widen this with adding some shoulders with base course. Angi has to recommend the safest option to the Village. Moeri asked about the shoulders of the road being two feet on each side. What is the cost to regrade the ditches? Will they be able to regrade the ditches to widen it in a couple years down the road how much of this will still be able to be reused. Goodwin can not comment on this without planning being done. Probably be lost money. If there were no utilities in the right of way this would be cheaper to do.

- Moeri asked if this would be approached with the sewer and water and it will not. Matt thought on the South side they were in the right of way with the sanitary. North side is completely out of it. Matt is doing the work for the seller and Steve is responsible as the landowner.
- Moeri asked why the ditches cannot be done at the same time when the road is redone. This would have to happen at this time. If the road holds up for five years is the village willing to go for five years with a safety standard? Louis thinks you might need a sand lift or a decent foundation under the base course. Johnson asked why this wasn't built to standards when it was done, and this is because it was a residential town road and standards are based on all traffic counts. Louis thinks that if it has 250 vehicles it would need to be 22 ft for pavement and four-ft shoulders on each side or 20 ft with 6-ft shoulders. The estimates were narrowed from the Flying J area. Did between US Minerals and Flying J for road size for estimate. Traffic to the West is minimal. Weiss asked about leaving it as is for a year and then forcing Steve to rebuild this road. Intent is to pursue annexing the North half of this road so that it is part of the TID. Angi suggested that we could have the road widened or rebuilt in one year if needed depending on what happens in the winter. Moeri asked at a minimum do the widening within a year and the other decision could be made when the road is needed. Steve believes that all of the road discussion is in the developer's agreement. Moeri wants to sit down with Steve, Steve's attorney, Paul, Angi and Willard to discuss this.
- McFarland stated that he would be on city water and sewer but found out that there is not enough pressure for fire suppression. Moved building around because of Angi's last minute change to stormwater, now on top of this is the \$900,000 road and winter construction is another 10 to 15%. If this is the case – Steve is out. Steve is looking for approval on all of the plans condition on approval of the DA.
- Moeri added that advantages to Steve coming into the Village and being what the public sees when they enter the community. There is a lot of benefit to this happens for the Village.
- Motion to approve the Site Plan, Public Improvement plans and specs and recommend widening 70th avenue to meet state statutes by the end of 2021 with the final decision being made in the Developer's agreement by Johnson, seconded by Wilkins. Motion carried.

Discussion/approval of Crane I Holdings Developer's Agreement.

Motion to table the Crane I Holdings Developer's Agreement until future date by Wilkins, seconded by Johnson. Motion carried.

Discussion/approval of Proposed Change to Section 18-37 of the Village Ordinance – Post Construction Storm Water Runoff Control Ordinance.

- Goodwin started to dig into this and it looks like a pretty simple process. Ordinance refers to very general standards. Working on redlines in report and next month the report can be reviewed and approved.
- Motion to table this topic until next month by Johnson, seconded by Wilkens, Motion carried.

Discussion/approval of concept plan for property North of the Flying J.

- Meets the future land use plan. Big concern of Angi's is the roadways. We know that his will need to be future to the west off of 70th. Two future roads to 65 and this is limited access highway. If we are interested in going thru with this, we need to contact the DOT to find out of possibility of roadways. The seller could contact DOT. If it meets future land use, we have to entertain this. Moeri has some concerns. Even though land use calls for residential in this area, we have not approached the land use in a long time. Not liking the high residential area by the highway thinks this should be industrial and commercial so that it can take advantage of the highway and interstate. If this is the preference of the Plan Commission the Plan Use will need to be redone (last done 2007). Angi thinks that the access to highway 65 would drive if we want residential in this area. Have them research DOT access and supply in writing DOT's determination.

Approval of Resolution No 2020 - 5R – Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 3, Village of Roberts.

- Motion to approve Resolution 2020-5R Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 3, Village of Roberts by Johnson, seconded by Wilken. Roll call: Johnson – yes, Wilken- yes, Moeri – yes, Weiss - yes. Motion carried.

Motion to adjourn at 8:37 by Johnson, seconded by Wilken. Motion carried.

Megan Dull
Clerk