

Village of Roberts
Plan Commission Meeting
August 6, 2020

The Village of Roberts Plan Commission Meeting was called to order at 7:00 PM by President Moeri.
Proper notification was placed in the designated locations.

Present: Steve Melby, Dave Wilken, Jerry Weiss, Willard Moeri, Katy Kapaun, Helen Kusilek
Absent: Cheryl Johnson,
Guest: Oranzo Oevering, Angi Goodwin, Peter Tharp, Zach Fagan

Building Inspectors Report:

Melby asked about the new trailers in the mobile home park.

Discussion/approval of Business Plan of Operation for Sandalwood Skin Studio at 108 W. Main Street – Megan Bleck.

Motion to approve the Business Plan of Operations for Sandalwood Skin Studio/Megan Bleck by Kapaun, seconded by Kusilek, Motion carried.

Extraterritorial for Dick Stout for a four-lot CSM in the SW1/4 of the NE1/4 of Section 31, Town of Warren by Northland Surveying/Ed Flanum.

Motion to approve the Extraterritorial for Dick Stout for a four-lot CSM by Kapaun, seconded by Melby. Motion carried.

Discussion/approval of Rolling Meadows 8th Addition Concept Plan.

Weiss asked why we would want twin homes in a single-family area especially since there is a twin lot area already. Is this fair to the homeowners adjacent to his? Moeri stated that twin homes are selling now. Kusilek asked if they are rentals and Oevering said they would be sold. Goodwin added that it is a reasonable transition to the park area. Melby asked why it is generally reasonable and this is generally accepted planning practices. This is a better transition into the park. How would this impact their property value and in the plan for Rolling Meadows, Sierra Place was the other area designated for high density homes. Weiss added that from the existing homeowner's perspective it does not give continuity to this area. Goodwin added that she has not seen what is being proposed for this area and asked Oevering about the 40-foot setback. This layout is looking for a variance for this so that the fronts of the houses match the existing houses on the block. These will have two car garages and most people have three cars. Weiss is concerned about the available parking for these lots. Melby asked about Eagle Ridge Drive and doubling this to eight occupancy places and increasing the traffic by the park, etc. Impact will be less to the park. Wilkens is concerned about the neighbors and adding the twin homes to this area. What is the neighborhood plan? Not a lot of breaks between houses and if I am in a single family home next to a twin home this would need more coverage for example trees. Oevering is not stuck on the twin home concept. He is looking at building a smaller home for older buyers and this is what they are looking for. They are looking for a nice twin home or a detached twin home. This would allow more density. They would be long and narrow and the garages would not face the road. Goodwin added that this area is a PUD area that allows the lots to be smaller because the green space is part of the park and this would be allowed under the current zoning. The cost is not going to be much different but it will attract the different buyers. Kapaun asked if they were permitted as a twin home or smaller home, would they be like a condo association and this is a no. They would still take care of their own stuff. They are seeing that people 55 and up are not looking for a big house but a smaller nice home. Side lots can go down to 8 ft per side or 16 ft between houses. Goodwin added that the concept plan approval does not include the hammerhead access to the park. We would only be approving lots and some method of turn around in this

area. Also, Goodwin asked about adding sidewalks to both sides of the street instead of just one. There could be more foot traffic because of the park. One side would be acceptable but two is better. Hammerhead turn arounds – from the park planning is this being thought of differently and she is not sure. If we prefer not to approve the twin homes, we could require a new site plan or consider approval with modification to these lots and make clarification on park. **Motion** to recommend approval of the Concept Plan modifying the Twin Homes to Single Family (RS-6) PUD homes meeting requirements with adjustments to turn arounds and parking per what is recommended during the park planning process and recommend sidewalks on both sides from Susan Lane and Rocco Court to the new park by Weiss, seconded by Kapaun. Motion carried.

Discussion/approval of Rolling Meadows 8th Addition rezoning request for the Twin Home Area. This was part of the other discussion. No motion made at this time.

Discussion/approval of Rolling Meadows 8th Addition front yard setback reduction from 40 feet to 30 feet for the proposed Twin Home Area. This was part of the other discussion regarding twin homes. Not needed at this time.

Discussion/approval of Conditional Use Permit for Norther States Power Company for parcel of land between Grupe Street and 130th Street being purchased from Crane I Holdings LLC for a new electrical substation.

This is the next step in the process for moving the sub-station from the current location to the new location on 130th Street. Motion to approve by Kapaun, seconded by Wilken. Motion carried.

Storm Water Standard Updates for Twin Lakes Basin.

Memo updating this. Ordinance is written very generically so this should be easy to update. Need an update to stormwater standards. This has been updated to add the new volumes. The draft has been handed out. They are still going to tweak it a little to make it easier to read and clarify some of the standards. Hoping for approval of this. Yellow highlight on updates. Kapaun asked if they would see the final draft for final approval. This can move forward with the final coming back.

Other Business:

Melby asked about Steve McFarland's property. In the process of trying to bring together TID 2 and 3. At last plan board meeting ran into some issues with some challenges to this property (low volume pressure cost, road, stormwater requirement changes) and Steve got to the point that we didn't have the date set to when the road had to be done. There are things that the Village did not handle well like the developer's agreement it is a negotiating fact and one of the items was the road and the timing of this. Always seemed to be a stumbling block with this property. Steve was uncomfortable when the issues would stop. He has gone to Hudson Township but Moeri doesn't think he has purchased anything yet. Both Goodwin and Moeri have been working with the broker still working on this deal. Owners of the property have agreed to put the road in with the TID money going back to them instead of Steve. Weiss asked how much TID money they could get back and this would be up to 50% of this property which is \$65,000 so they would get \$30,000+ for 20 years.

Weiss asked about the property South of Wagner Drive and there is nothing new here. Busker's property is still sitting empty and might be for sale. Property south of the freeway by the animal shelter but there is nothing new here. Why would we want this property when we would have to spend over \$2,000,000 to add water/sewer?

Had discussion with the Schwalen property and there could be some real issues with traffic in this area.

Motion to adjourn at 8:00 pm by Kapaun, seconded by Weiss. Motion carried.

Megan Dull
Village Clerk