

Village of Roberts
Plan Commission Meeting
January 7th, 2021

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, Jerry Weiss, Willard Moeri, Katy Kapaun and Cheryl Johnson.

Absent: David Wilken and Helen Kusilek

Guest: Angie Goodwin, Peter Tharp, Jim Smith, Jonathan & Whitney Strate, Matt Hieb, Patty Johnson, Oranzo and Susie Oevering, and Joe Granberg.

Building Inspector Report:

No comments.

Discussion/approval of Extra-territorial for Dianne Enerson located in Part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 29N, Range 18 West, Town of Warren

Motion to approve the Extra-territorial for Dianne Emerson by Kapaun, second by Melby, Motion carried.

Discussion/approval of Extra-territorial for Jonathan and Whitney Strate located in SW1/4 of the SE1/4 of the NW1/4 of the SE1/4 of Section 9, T29N, R18W, Town of Warren – by Joe Granberg.

Motion to approve the Extra-territorial for Jonathan and Whitney Strate by Kapaun, second by Johnson, Motion carried.

Discussion/approval of Bold Oracle Studios/Amy Danielson Business Plan of Operation Located at 206 W. Main Street.

Motion to approve the Bold Oracle Studios by Kapaun, second by Johnson, Motion carried.

Discussion/Approval of Patricia Johnson's Application for Variance for the lot located 202 W Maple Street. Patty is looking to build a shed on this property but needs different setbacks for the street frontage setbacks.

Motion to forward to the Zoning Board of Appeals by Johnson, second by Kapaun, Motion carried.

Discussion/approval of Jim Smith's Application for Variance for the lot located at 314 W Pleasant Street. Jim is looking to construct a 24 x 24 shed and is looking for a rear set back of 35 feet to 6 feet which is less than the ordinance requires.

Weiss explained that there is a covenant as to what you can put on the properties, it should be on his abstract, Jim could get from the County.

Motion to table this until February Plan Commission Meeting by Kapaun, second by Johnson, Motion carried.

Discussion/approval of Oevering Homes Application for Variance for the Rolling Meadows 8th Addition lot size for 22 Lots. Looking for a minimum lot area from 9,000 to 8,400sf and minimum lot width from 70 ft. to 60 ft.

Matt Heib explained what Oeverings are looking to do. They will have a two car garage and would be a rent to own most of them would be 55 plus. Weiss was concerned about if we do this for Oevering what about the next builders that might want the same type of buildings? It was explained that everyone would have to come in front of the board. Angie put a table together for the board. Along with the things to consider. Angie also let the board know that they are still meeting the setbacks. Johnson concern would be the water that might flow to the twin Lakes, Matt told Johnson that the same amount of water will hit this spot with or without homes. And Matt didn't think the water would flow that direction any way. Goodwin suggested three options.

1. Reject because it doesn't meet the ordinance.
2. Approve in Proximity to the Park.
3. Approval by staff review (Matt & Angie). Dedicated greenspace this would offset the lot size that are lost. (Small PUD With in a PUD.) Same amount of houses in a smaller space.

Motion to approve Number 2 Approve in proximity to the Park by Kaupan, second by Melby, Motion carried.

Any other Business – Matt Hieb Would like the board to look at the ordinance of the twin homes in Rolling Meadows, it is 40 feet from the right a way. Goodwin would like it on the next month's agenda.

Motion to adjourn at 8:00 by Weiss, second by Johnson, Motion carried.

Barb Newton
Deputy Clerk