

Plan Board Meeting
Thursday, April 1, 2021

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

Proper notification is in place.

Present: Willard Moeri, Jerry Weiss, Katy Kapaun, Cheryl Johnson, Helen Kusilek, Steve Melby

Absent:

Visitor: Peter Tharp, Luke Busker, Angi Goodwin

Building Inspector Report

- Report was in your packet for review.
- Discussed some potential growth that is looking to come to Roberts
- Question was asked about Rolling Meadows 8th addition and that will be back on the table. Would like to see the park continue. The only update is that the master plan for the park is final. Not sure where the developer is at on this. Put future park on agenda. Weiss asked about State or Federal grants being available. Goodwin said that if this comes to the Plan Commission, she can see what is available. Kapaun stated that she was going to talk to Chuck Pizzi about funding that was used for the library and see where we can take it. Might need to see what St. Croix County has available for master planning of parks.

Discussion/approval for zoning change request for Paul Dombrock at 108 W Warren Street from RD-2 Two Family Residential District to RS-7 Single Family Residential District.

- Motion to approve zoning change request for Paul Dombrock by Kapaun, seconded by Johnson. Motion carried.

Discussion/approval for Patty Johnson to go to Zoning Board of Appeals for the height of her garage that she is looking to build on W. Maple Street and to approve that it is residential use so that.

- Paul is still comfortable with this still being a primary building so no ZBA would be needed. This is a unique lot; attorney is ok with this and so is Angi. Approve the shed as primary use. This would close the loop for the building inspector. This could become a house in the future. Motion to approve classifying the shed as a primary structure by Kapaun, seconded by Johnson. Motion carried.

Discussion/approval of Northern States Power/Xcel Energy Site Plan and Storm Water Management Plan for a new substation on 130th Street.

- Goodwin – needed a conditional use approval and this has been done. There are two questions on zoning height and size. No variance is needed for this. The driveway is a really wide driveway needed for truck access. Proposed gravel only for driveway. This needs to be hard surface after one year. Comfortable recommending that they hard surface the public right of way line. Goodwin is comfortable with this because of the minimal traffic that is out there. Once the substation is built the heavy truck traffic will be gone and it will only be pick-up traffic. The wide driveway will stay after construction and Angi is ok with this. Highly recommend as a way to help protect 130th Street.
- Storm water management – resubmitted today and will need to be approved.
- Motion to approve the site plan and storm water approval for Xcel Energy contingent on Goodwin's final approval, Fire review and Police review by Melby, seconded by Kapaun. Motion carried.

Discussion/approval of request for a height variance for Northern States Power/Xcel Energy from 8 feet to 10 feet for a security fence and possibly a variance for the height of the building to be greater than 35 feet for the new substation on 130th Street.

- Motion to forward request for Northern States Power/Xcel Energy to Zoning Board of Appeals by Kapuan, seconded by Johnson. Motion carried.

Discussion/approval regarding Krautlee Holdings Company LLC/Luke Busker's Site Plan for a new building on 70th Avenue.

- Luke was in the process of building a new building on 70th Avenue. Moved business to Hudson. Put the property up for sale for the last year. They have a potential buyer and the lot itself. Luke can build someone a building because of the point at which he stopped. Valdez lawn and snow removal is looking to relocate his business off of Highway 36. This is not a safe location for his trucks. It would be an out in the morning and back in in the evening. Luke has looked at what is currently happening now to what he was going to do in Roberts. Conditioned the site for this type of use already. The only changes that they are proposing to make is to the building footprint itself. Location would stay the same but the footprint will be a little smaller. 170 feet North and South and 100 feet the other way. The office space will still be within the building. He is seeking financing with his bank tonight and needs to make sure he can move forward with this. Construction process itself Luke will be at the mercy of the tip panel company. The lead time is the end of August but probably closer to September, finish interior in the winter. They are looking to be in Spring of 2022. Would have to modify the footing to the West. Discussion of wash bay and potential to having something go to the treatment plant. This area has been an attraction. Discussed the future expansion of road and water/sewer. Would have to put in water/sewer until the village runs it this could be sooner rather than later.
- Goodwin asked about M-3 – would this need to be changed to Business or would this
- new stormwater management requirements. Need to look at this. Looking for final CSM for this property.
- Wash bay – there are some things that can be done for filtration and he will make sure that it will be constructed as not to contaminate or anything. There is already a well and sewer there. Moeri asked Sundeen if there have been any discussions regarding future sewer and water – seems like the most likely user will be off Wagner.
- Busker said there is a distance for the future sewer and water – if both are available, they would connect to both. Would also pay for deferred impact fees for this also. This would mean that it would have to be at the property line.

Discussion/approval of renewing the Building Inspection Services Agreement with All Croix Inspections Corp.

- Motion to recommend approval for All Croix Service Agreement by Kapaun, seconded by Johnson. Motion carried.

Other Business

Weiss asked about green space and how we figure for a deck. How does the deck figure into this?

Motion to adjourn at 8:30 PM by Johnson, seconded by Melby. Motion carried.

Megan Dull
Village Clerk