

Village of Roberts
Plan Commission Meeting
Thursday, May 6, 2021

Meeting was called to order by President Moeri at 6:45 PM.

Proper notification is in place.

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

Absent:

Visitor: Brian Tremblay, Peter Tharp, Geno Hanson, Charlene Stoddard, Chuck Pizzi, Zach – ACA – Angi Goodwin – Ayres,

Public Hearing – To rezone the property located at 108 W Warren Street from RD-2 Two Family Residential District to RS-7 Single Family Residential District.

Public hearing was opened at 6:45 PM by President Moeri.

Peter Tharp asked why it is being rezoned.

Motion to close the Public Hearing at 6:51 PM by Kapaun, seconded Weiss. Motion carried.

Motion to recommend the change for 108 W Warren St to RS-7 Single Family Residential District by Weiss, seconded by Johnson. Motion carried.

Motion to close the Public Hearing at 6:51 PM by Kapaun, seconded by Weiss. Motion carried.

Plan Commission Meeting:

Building Inspectors Report

Discussed the building permits. Weiss said that there were three decks on the sheet. Did they have problems? Like the ideas on how to fill it out.

Discussion/approval of Dale Stewart's request to reside the building located at 109 W Main Street.

Dale is looking to reside the old post office. The paint is chipping and he is looking to put sheet steal on it. This means that it will be out an inch and a half over the sidewalk and the only building on main street that has sheet steal on the front. Kapaun and Johnson are not excited about this. Could he match the front of the building that he has there now? Would like to have the original of his building or other ideas for this building.

Discussion/approval of Overing Homes 8th Addition to Rolling Meadows subdivision approval.

Zach Fagan from AC/a discussed the 8th addition of Rolling Meadows which is an extension of Eagle Ridge Drive. In this addition Oeving' will dedicate the park land. Oeving will be donating funds for this as well. The remaining land is for 22 lots which is back to the original plan since the variance of 26 lots failed. This brings it back to the preliminary plat that was approve before. Goodwin added that we have seen this a couple of times. This is back to single family PUD district. Goodwin went thru her review memo. Moeri asked if the hammerhead has to be plowed in the winter and Goodwin thought that this will be the turnaround area so Bond will plow when he is out there. Tremblay brought information regarding survey that was conducted in Rolling Meadows regarding this area. Goodwin explained that this will be the same as the other lots in the development. It will look different and that is the concern to the neighborhood. Tremblay would like to address when the park will be built. This parkland is being dedicated to the Village with this development. Motion to approve the Rolling Meadows 8th addition contingent on the recommendations listed by Goodwin by Kapaun, seconded by Melby. Motion carried.

Discussion regarding JET Properties Concept Plan and proposed street layout for the land located South of County Road TT and West of 130th Street.

Zach discussed that JET Properties is proposing a concept plan which will be zoned RS-6 PUD district which is about 173 acres. Perimeter roads are laid out. Two connections to 130th Street and connection to County Road TT. Proposing a stub to 70th Avenue. This is just to start conversations and to see what the input would be. Goodwin added that they are matching proposed land use. Concept is showing connections and might need a small lift station. Big challenge right now is if the warehouse proceeds what happens to Division Street. Does it make sense to kick it over to this area instead.

Kapaun added that she would like to see any irrigation to draw it off of twin lakes. This needs to start somewhere. Weiss asked how many lots there would be and that would be 400-500 lots available. This would be similar size to Rolling Meadows.

Discussion on Project Mallard's concept plan for the land between the Senior Housing and Air Tech

Dan from Ryan Companies – here to discuss Project mallard. Ryan companies is not RJ Ryan doing building on interstate. They have a number of projects in the western Wisconsin area. Looking to break ground late summer early fall. Industrial project. 1.3 million square feet. Still preliminary. There are some items that need to be modified. Secondary access off of 65. Extension of cherry land and potential extension of division street. Kapaun asked about using the water from twin lakes for the irrigation for this property. Moeri asked if everything will be stored in side and it will be. Only trucks outside. How many trucks proposed per day and type of trucks? Mostly semi's in and out. Moeri asked about Dot meeting and Dan said that it was positive. Spacing is appropriate for this access point. Dan added that this would add about 800 jobs. Moeri said that the inside storage is clean. Basic water usage is limited to restrooms. Low amount in that respect. This is a simple use inside the building and limited impact on city services. Height elevation we have had to do some variances and will need one here also. Weiss asked about what this was going to be because he thought houses. Future was planned as residential/commercial down to industrial. Goodwin asked if the village is ok with this. If we are going to allow this would be the type of industrial to have. Won't know traffic impact until TIA is done. Berming and screening was discussed on the East side of the property also. More distant separation with wetland areas. The other big impact was Division Street and extending that. Dan said the rationale for this location was the access to Highway 65. Sensitivity to stay away from County Concrete. Moeri added that options are there but at this point this parcel of land is the entrance to the village for the future. What do we want this to look like? Moeri believes that it will make a good use for this area. Kapaun asked how soon for the TIA study and this is three or four weeks out. The volume of traffic is a concern with 130 trucks that come in and out per day. Goodwin added that they looked at the water usage and this would be equivalent to 75 single family homes. Moeri discussed the tax base and said that this would be 2/3 of our current levy with this addition. Moeri added that the extension of services and this will help bring in more. There are internal security measures but not sure what impact this will have on our police department. Geno Hanson, Warren Township President added that it is fantastic that you are looking at our community. Has no negative issues with this but has a few concerns. Any runoff from this location would go to the lakes. There are currently two roads under water and is concerned about water runoff and traffic. There is already a mess at 70th Avenue at Highway 65. Moeri added that they are targeting a August 1st start date.

Discussion/approval of authorizing Ayres and Associates to review the impact fee amounts for possible increase

Goodwin said that this would be a recoupable estimating that can be done under our hourly wage. Kapaun asked about neighboring communities not collecting impact fees. Figure out what we need to do with the money we have and how we compare. How are these impact fees allocated? Money currently collected is for roads, water and sewer with water being used for the future development. This would be the upsizing of their building. There could be other. By law if you are collecting and not using you should be using them. Motion to table this until next month by Kapaun, seconded by Melby. Motion carried.

Discussion/approval of authorizing Ayres and Associates to review the sewer main connection charge. This should be done every so many years so the current fee is still from 2020 and should be updated. This is a calculation that Angi would do and propose. Motion to table until next month by Kapaun, seconded by Melby. Motion carried.

Other Business:

Charlene Stoddard - There are trucks parked at the park and ride. Moeri said we have been shorthanded the last couple of months in the Police Department but he will discuss it with them.

Grocery Store:

He makes nylon straps. There will not be a large amount of traffic that will come in. Small store front. This is where they would sell them. He sews the webbing together. He is looking to add a parking pad on the east side of the building to store his RV. Right now, it is in St Paul. They would load in and load out. They would like to put a door (drive in door) on this side also for loading/unloading. This would be a garage door type door. He believes that he has 44 feet in the front and goes to 22 in the back. He is looking at gravel not blacktop. Neighbor would like to raise his area and make it mesh. He is willing to screen if needed. The building has not been purchased at this point. Motor home is 40 feet. Pre covid it was gone 42 weeks /events a year. Goes South in the winter for big shows. Kapaun asked if the retail would be closed if he is gone and depends. He would have flexible hours. This sounds like more light industrial than commercial. Kapaun asked if they have looked at the Hancock property. He has not looked at it. Likes the size and layout of this building. Moeri has issues with putting parking on the side of this building. Does not want to use the loading dock area because of convenience

of moving the motor home, etc. the Neighbor has some concerns and the drainage that this parking area would cause. He is slightly concerned about depreciating the value of his house. Would it be advantageous to have it slop to the front?

Motion to adjourn at 8:55Pm by Melby, seconded by Kusilek. Motion carried.

Megan Dull
Village Clerk