

Village of Roberts
Plan Commission Meeting
Thursday, July 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, Ethan LaMirande

Absent:

Visitor: Peter Tharp, Angi Goodwin – Ayres, Don Graf

Building Inspectors Report

Both the May and June reports were handed out.

Kapaun asked about the value on the Mobile Homes

Weiss asked about the Sierra Place and where the homes are going. This is the remaining lots that were approved. The street width was discussed and if it could go back to the normal size.

Discussion/approval of extra-territorial for Darcy Carill located in the SE1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 27, T29N, R18W, Town of Warren, including all of Lot 1 of certified survey map recorded in Volume 11, page 3209, as document #555017, In the St. Croix County Register of Deeds Office – by Joe Granberg.

- Motion to approve extra territorial for Darcy Carill by Weiss, second by Kapaun. Motion carried.

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

- Dale wants to put sheet steal on the building and we said no. In the meantime, the Sidetrack put it on. Dale is asking why. If he can put something on like this, this would be ideal.

Review and recommend Ordinance No 4-2021 to modify Sections 70-127(5)a., 70-128(5)a., and 70-131.A.(5)a. of the Municipal Code to amend the building height and size.

- Paul Mahler, Village Attorney said that 70-131 is the rail park and is already flexible and does not need to be fixed. Need to approve without 70-131 due to an oversight. Goodwin had some discussion with the planner and this is good and gives the Plan Commission full authority to say it is good but this is extremely simple compared to what other communities have. Weiss asked if it would make more sense to leave the ordinance the way it is and make the exceptions. 35-foot height does not accommodate industrial anymore. There is good planning and good design that can happen with the modifications that are being proposed. Graf said that the extended size of the building cannot be handled with the current equipment. There have been conversations with the Fire Department. This means that there is a potential for a new fire truck and space for it. Johnson asked if we are ok with the 60-foot height? Motion to recommend approval of Ordinance No 4-2021 to modify Sections 70-127(5)a and 70-128(f)a contingent on removing 70-131. A. (5)a by Kapaun, seconded by Johnson. Motion carried.

Review and recommend Ordinance No 5-2021 to modify Section 70-8 of the Municipal Code of the Village of Roberts to amend the definition of fence and added new height for security fence.

- Motion to recommend Ordinance No 5-2021 to increase the height of the security fence by Johnson, seconded by LaMirande. Motion carried.

Review and recommend Ordinance No 6-2021 to modify Section 70-127(1) of the Municipal Code to amend the Permitted principal Uses for M-2 Light Industrial District to add a new permitted principal use.

- Motion to recommend by Kapaun, seconded by Kusilek. Motion carried.

Review and recommend Ordinance No 7-2021 to modify Section 70-42(f) of the Municipal Code to amend the accessory use and structure setback requirements.

- Motion to recommend by Johnson, seconded by Melby. Motion carried.

Review and recommend Ordinance No 8-2021 to modify Section 70-227(5), 70-227(10), and 70-227(11) of the Municipal Code for Wayfinding signs, Projecting and ground signs and Wall signs.

- There is a three-page ordinance that we took the spreadsheet from last month and put it in word format. Everything matches the table that was presented before. This will not cover all request and there will still be potential need for Zoning Board of Appeals. This breaks out the types of zoning and what is recommended. LaMirande asked about the number of wayfinding signs and if this number is normal and it is. Motion to recommend approving ordinance by Kapaun, seconded by Johnson. Motion carried.

Review and recommend Resolution No 2021-7R – A Resolution to Amend the Official Map for the Village of Roberts.

- Not recommended for approval. This map was created by DOT and the sole purpose of creating the arterial road. The purpose of this map is to set aside land for that road. Goodwin would recommend a motion to eliminate the official map. Motion to table this item until we know if it should be modified or removed by Kapaun, seconded by Johnson. Motion carried.

Other Business

Weiss asked for an update on the traffic study from DOT. DOT reviewed the projections and required them to increase their projections for growth. Proposing upgrades to happen in 2022. Upgrade intersection from two to four lanes from 70th Avenue to Wagner Drive with signal lights at Wagner. These would be concurrent to the construction of the building and paid for by the proposed TID. Moeri discussed the article in the paper about the land that the Village is buying from Warren Township. Weiss asked about Pearson's land becoming industrial and this would have to go thru the same process because it is currently residential/commercial. Graf asked why we would put this building next to a senior housing facility and Moeri said there is a petition being signed from the residents that live in this housing in favor of it. Weiss asked when the time will come for the pros and cons to be discussed for the potential Project Mallard to come in. Kapaun stated that she has been trying to discuss this with residents and if this is the right project for our community. Village is going to grow no matter what. If this growth will bring in future grocery store, they are all for it. Moeri added that there is good with bad. The benefits of a TID will help with future growth and expenses. Kapaun is worried about the traffic that we cannot control. Moeri said that there are still so many places that need our approval for this to proceed. Weiss asked if we can control Federal Housing and Section 8 Housing and we do not have authority to deny this. They can force this to happen at the federal level.

Motion to adjourn at 8:15 PM by Kapaun, seconded by Kusilek. Motion carried.

Megan Dull
Village Clerk