

Village of Roberts
Plan Commission Meeting
Thursday, April 7, 2022

The Village of Roberts Plan Commission meeting was called to order at 6:33 pm by Moeri.

Proper notification was placed in the designated locations.

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

Absent: Jerry Weiss

Guest: Angi Goodwin, Peter Tharp, Dan Funk, Tim Johnson, Chuck Pizzi, David Wilkens, Trevor Bruce, Ed Forletti, Matt Hieb.

Opened the **Public Hearing** at 6:33 pm by Moeri.

Called for public comments – no comments related to the rezoning of this property.

Motion to adjourn the public hearing at 6:45 pm by Kapaun, seconded by Johnson. Motion carried.

Discuss/possible action to rezone the property owned by Wilkens Properties LLC and Kwik Trip from A-1 Agricultural District to B-5 Highway Business District for land located on the NW corner of Highway 65 and 70th Avenue.

- Motion to approve the rezoning of Wilkens Property LLC and Kwik Trip from A-1 Agricultural District to B-5 Highway Business District for the land located on the NW corner of Highway 65 and 70th Avenue by Johnson, seconded by Melby. Motion carried.

Approval of minutes from March 3, 2022

Motion to approve the minutes from March 3, 2022 by Kapaun, seconded by Melby. Motion carried.

Update on Building permits issued for the Village of Roberts.

This is a new report that was put together to track new home permits. Kapaun asked if this will be added to every month and it will. Melby asked about the number of permits for the mobile home part each year and Moeri said this will be 10.

Building Inspectors Report

Melby asked when permit for new home will show on the report and it will be next month.

Review/recommend Ordinance #2022-02VB – amend Sec. 70-42(b) – Accessory use and structure setback requirements to change “accessory structures and uses may be up to 20 feet in height in all other Districts” from 15 feet.

This was on the agenda in case the minutes were wrong for approving this last month. No action taken as the minutes were correct.

Review/recommend to forward the Application for Zoning Board of Appeals for a sign variance from 10 sq feet to 32 sq feet that will be located in the pulling areas of the Village Park for public hearing.

Kapaun asked if legal has reviewed this request since we received an email from Mr. Tharp regarding this sign variance. It has been reviewed. Attorney Mahler thinks that this is more of an information sign than a memorial sign. He agrees that it will need to go before Zoning Board of Appeals for an area variance. Mahler recommends having Dolan give input on construction standards for the post. Pizzi said that on behalf of the Lions Club the reading will be that this is an informational sign (remove memorial). Motion to recommend the Lion's Club application for sign variance go to Zoning Board of Appeals by Kapaun, seconded by Johnson. Motion carried.

Review/recommend to forward the Application for Zoning Board of Appeals for a sign variance from Kwik Trip for two pylon signs on Highway 65 at 70th Avenue and at the new public street and also for a size from 100 sq feet to 167 sq feet for public hearing.

These signs are located on Highway 65/70th Avenue and 70th Avenue/the new road. Goodwin said it makes sense to have both of these signs. Over 50 SF of this sign is for pricing and is required on the sign but since it is over the size allowed, it needs to go to Zoning Board of Appeals. Motion to recommend forwarding application for Kwik Trip for pylon signs for both size and the number of signs requested by Kapaun, seconded by Kusilek. Motion carried.

Review/recommend to forward the Application for Zoning Board of Appeals for a sign variance for Kwik Trip for a wayfinding sign for the CAT scale with a size from 10 sq feet to approximately 116 sq feet and height from 10 feet to 21.5 feet for public hearing.

Goodwin does not agree with this sign. Goodwin said this is more of an obnoxious sign. Goodwin feels that this is 10 times the size allowed and will affect the esthetics of the property. Interpreted as a wayfinding sign and not a ground sign. Wilkens said that trucks are 13'6 and if it is at 10 feet, they will not see it and there is no way to get to it. Wilkens said that it is reasonable for this lot. Kapaun said that if we do not allow this and have to ask Flying J to remove theirs what will this do? Melby asked Goodwin if she is more worried about the size of it not the height of it and that is correct. Kapaun would be comfortable with recommending this if we can confirm that Flying J has one and they do. Motion to approve the request from Kwik Trip to go to Zoning Board of Appeals for a sign variance for the CAT scale sign by Kapaun, seconded by Johnson. Motion carried.

Review/recommend Certified Survey Map for a two-lot subdivision for David Wilkens and Kwik Trip for the property located at the NW corner of Highway 65 and 70th Avenue.

Goodwin asked that we make this contingent on staff review. Part of the CSM will have additional right of way for the upgrades of 70th Avenue. Goodwin is comfortable with approval as long as it is contingent on staff review. Motion to recommend of CSM for two-lot subdivision for David Wilkens and Kwik Trip for the property located at the NW corner of Highway 65 and 70th Avenue with the contingency that the CSM is updated to show the North public road to Highway 65 and old lot 1 is part of lot two and contingent on staff review by Melby, seconded by Johnson. Motion carried.

Review/recommend Ordinance #2022-03VB – to amend Sec 66-54(6)c to update the east sewer interceptor charges.

Goodwin had incorrect numbers on the original recommendation so this is correcting the numbers. Same inflation rate was used. Recommend that we amend Ordinance #2022-03VB – to amend Sec 65-54(6)c to update the east sewer interceptor charges by Kapaun, seconded by Melby. Motion carried.

Review/recommend Ordinance #2022-04VB – An Ordinance annexing approximately 263 acres from Warren Township for Ed Forletti/Trevor Bruce.

Coming in as A-1 – Agricultural and will need to be rezoned from there for development. Motion to recommend Ordinance #2022-04VB – an Ordinance annexing approximately 263 acres from Warren Township to by Kapaun, seconded by Melby. Motion carried with Johnson opposing.

Review T-Buck Deer Hills/Trevor Bruce concept plan for a housing development on land between Highway 65 and 130th Street.

Bruce said that this is his third time here to discuss his idea for new housing. Last meeting there were concerns regarding private streets. Police didn't like private roads, and fire department wanted a minimum of 40 foot right of way (easement) and then 80 feet between the houses and then the sidewalk. Went back and made all the streets public with individual shutoffs. Fire Dept went to a 50 foot right of way and 100 feet between houses. There is 33 feet face to face of curb. It would need to be signed no parking on one side since it is 33 feet instead of 36 feet. There will be two parking spaces in garage and two in driveway or 25 feet from sidewalk. Moeri asked if this would cut off the sidewalk and it wouldn't if they park two in the garage and two in the driveway. Bruce showed the irrigation design (Goodwin working on cost of installing pipe from Twin Lakes). Pump would be sized to pump 600,000 gallons a day or pump size is 400/gallons per minute. Goodwin added that the cost to do this it would be an 8-inch pipe for ½ mile it would be \$700,000 that the Village would need to fund this project. Moeri asked how long this would take to build this and make it feasible (no time table). Bruce is putting in the private infrastructure (system for irrigation) when the structures are built and would also be used for irrigation of the farm fields. Goodwin said that this would be part of the Developer's Agreement to have this setup. Moeri said that this would definitely needs to be spelled out. If you take Forletti's farm land for irrigation (it will take the majority of this water) and as homes are built this would be transferred from irrigating farmland to the new homes that are built. Would have to include a statement regarding the chance of Twin Lakes drying up and not being able to pump water. Also agreed to add recirculate pump to cut down on the water use. Kapaun said that she and Geno met with the Army Corp of Engineers last week. They took pictures and will come up with a plan for helping with the lakes. They also discussed Bruce's proposal. This would take up to two years to review and then decide if they will fund possible solutions and the cost but there is a cost share involved for paying for the solutions. Maybe this could be the solution that could be funded. Melby asked if all would be part of a Homeowners Association and Bruce said yes. Single family homes will not have an option to hook on. Moeri asked if the streets are public and they are and the lots are part of the association. Goodwin said the single-family homes are on one lot, the twin homes are on one lot and the multifamily units have several units on one lot. This allows for closer side yard setbacks which enables them to have more lots. Supports right of ways but for streets and public right of ways Goodwin recommends changing this width. The other item is the park space and to stay consistent with the Joint Comprehensive Plan they need to have green space. Bruce would like a say in what is put in the park. Pizzi said that he wants stuff that will be used. There is 263 acres of green space (total). Bruce would look at helping with funding depending on what is already being paid for with impact fees. Melby asked if Pizzi has enough in the budget to take care of the current park needs that we have and Pizzi said we do. What happens

when Rolling Meadows adds their parks how will this be paid for? Because of the cost this is being done in phases and paid for with rollover funds. Funk said that this is probably the best time to look for funding for wastewater treatment facilities. The town and village could go together to work on this. Goodwin added that she would recommend sidewalks on both side of the street all the way to 70th Avenue. Tim Johnson asked about Cherry Lane and if there will be a sidewalk there. Pizzi said that there is a sidewalk on the East side of Cherry. Moeri asked what is in the Comp Plan update and if sidewalks are going to be talked about and we have not started the Comp Plan changes. Funk discussed with Bruce the water levels of Twin Lakes. Irrigation is outside of the right of ways. Trevor is looking for some direction on how to move forward. Streets are 32 feet face to face. Hieb said if you look at other public streets with the same dimension, they have parking on one side and different street widths. The right of way is the biggest concern and if it is not set now there is no getting it in the future. Goodwin said that if we are not going to require a 66 foot right of way you should change the ordinance to update this. Private streets are allowed by ordinance if there is public need for them. Kapaun said that this will be a residential area and the streets and sidewalks should serve this area. Kapaun can live with the 50 foot right of way and 32-foot face to face street and five-foot sidewalk on one side because they are meeting the safety concerns.

Review/recommend to set the date for the Public Hearing and further consideration for the Zoning Map Change Request and Conditional Use Request for Ed Forletti for land that is currently zoned A-1 to be rezoned to RD-2 PUD, RM-3 PUD, RS-6 PUD and green space. This date has been set for May 5, 2022 at 6:30 pm.

Discussion of DOT upgrade to the Park and Ride on 70th Avenue.

DOT is adding an east side drive way for semis to enter the park and ride. They have a scale on Highway 12 to monitor trucks that are avoiding the scale on 94. There will be a portable scale which will be in the park and ride to pull them over. This will be part of the DOT upgrade to the Highway 65 and 70th Avenue project.

Items for future agenda.

Melissa Wolf from Midco would like to be on the May agenda to discuss another option for internet services. They are out of Cambridge MN.

Motion to adjourn at 8:59 pm by Johnson, seconded by Melby. Motion carried.

Megan Dull
Village Clerk