

Village of Roberts
Plan Commission Meeting
Thursday, May 12, 2022

The Special Plan Commission meeting was called to order at 6:30 pm by Moeri.

Proper notification was placed in the designated locations.

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

Absent: Jerry Weiss, Cheryl Johnson

Guest: Angi Goodwin, Peter Tharp, Dan Funk, Trevor Bruce, Ed Forletti, Mary Shemon,

Public Hearing for Jet Properties/Ed Forletti for a rezoning request from A-1 Agricultural to RD-2 Two Family Residential, RM-3 Multiply Family Residential District, RS-6 Single Family Residential District and P-1 Park and Recreational District:

Opened the **Public Hearing** at 6:30 pm by Moeri.

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

Motion to adjourn the public hearing at 6:40 pm by Kapaun, seconded by Kusilek. Motion carried.

Public Hearing for a conditional use permit for creating a PUD district for JET Properties/Ed Forletti and T-Buck Inc/Trevor Bruce:

Opened public comments for conditional use for PUD District at 6:45pm by Moeri

Called for public comments:

Tharp said that there are slight variations for all three districts and asked who monitors this and that would be Goodwin. Goodwin said that the calculations have been checked. Tharp asked if a report is filed with the Village before they can start building. Goodwin said that this review is part of the final plans and approvals. Tharp said all three require 50 -55 feet from bodies of water. If they are going to be pumping, is this considered a body of water. The stormwater ponds are utilities not bodies of water so this would not apply.

Motion to close the public hearing at 6:55 pm by Kapaun, seconded by Kusilek. Motion carried.

Review/recommend to approve zoning request:

Goodwin said that part of the PUD is that we understand the common conditions of the PUD and conditions negotiated. If the developer is needing a certain number of permits per year, are you ok with no commitment on the number of permits? Bruce said no. Moeri asked if we are going up-to 100 permits the first year, and we only use 70, how do we handle this? Kapaun said that this number could change depending on if we expand the Clearas facility, etc. Kapaun said that with the amount of development coming at us, we did not want to deter it this year. Moeri said that if someone put down money for 70 permits, we could be out and that is true.

They are not proposing to dedicate the park area to the public. This would stay private with no planned public improvements at this time. This is needed for the overall density and meeting the PUD

requirements. The pond cuts off access to the land to the south and might need modification for future access. Goodwin is concerned about the access to the east pond. Melby asked if the Village would be responsible for maintaining this and yes, they are requesting that the Village take it over. This is the same with the south pond. Access would be from an easement overlay. We would be responsible for the cleaning, mowing, etc. of the ponds. Goodwin asked if there is anything that we want in the developer's agreement regarding this. Moeri thought that his could be done once a year and with the weed ordinance it would need to be done more often than this. Forletti said that they are not planning on seeding this. Goodwin thinks that prairie grass and flowers could be good for this area but it could end up looking more like weeds than flowers. Moeri said that if you are expecting people to come in to this area, they will not want to be next to weeds. Goodwin clarified that these four conditions along with what is in the packet would be part of the conditions used in the developer's agreement. Kapaun said that it makes sense that we keep this because we have before. Moeri said that he is ok with going forward with this as long as we don't have a noxious weed patch that is detrimental to both parties. Kusilek asked who is going to maintain this and Bruce will hire someone to do this. Melby said that he is ok with this. There are two wetlands within this area. Forletti said that he farms most of it.

Irrigation: there is some write up regarding irrigation and timing. Goodwin asked Bruce to clarify how this is going to work since you don't own the farmland. Bruce said they put it together as a starting point. The pond will be owned by the Village. They have committed to installing irrigation if the Village puts this in. He understands that he has committed to installing and maintaining this. This would be done within the association. There are 270 acres to do this on and this is what it was designed for. Goodwin said that you would put in an irrigation system but not when. The Village puts in the pump and pipe by May 2023, is there a certain time when this would be done. Bruce said that he is not going to commit to putting this in until he knows it is needed. He hydroseeds and will need this. Moeri asked if he was going to build before they are sold and he said no. Goodwin said that in her mind it should be so many months after the pump system is put in when this will be put in. Moeri asked if the TID is going to fund this and it is a project listed in the TID plan. What determines when this will be funded and the TID will have enough money to put this in? Melby said if we were going to put the pipe in, we would have to take out a loan. Moeri asked if there is any commitment from the Township and this has not been discussed. Goodwin recommends that you understand the time commitment of when this will be operational but it is up to the group how we want to proceed with this. Kapaun said that without the commitment of the ag property is there enough need to validate putting this in and Bruce said that in his calculations they did not look at it from the Ag use but only the houses. Goodwin asked Forletti about taking out of this, and he thinks that this should be built for all development to 70th Avenue including Kwik Trip. Forletti will have to move the well with this first phase and he will have to move his pivots to water something. There are concerns about what kind of water is in there to be used on the crops. When you have 260 acres and an association that is running it, run with it. Feels you need to look at it as a big picture and you have something to kick it off, why not start it. Melby still does not feel that he has more clarity. No commitment to ag land use and Bruce is open to some kind of use as long as the commitment he is willing (until tonight now he is concerned). All homes built will have irrigation. Always had to be part of the plan that there might not be water available and then this would become private. Kapaun wants this to work and will figure out how to pay for this. Moeri would like to get away from the finger pointing and proceed that we need to come up with a solution. Melby asked where are we at with the pipe? Has the board approved to put this in and they have not. The TID is being developed with the possibility of funding this but has not been approved.

Final item is a reminder that if you recommend approval of PUD zoning, etc. and that the streets will be 50-55 feet streets, one side of sidewalks, no parking on one side of the street, duplexes are one lot so rentals, multi-family will be one lot so this is a rental at this point. Once you approve the zoning and conditional use the next step is the preliminary plat. Melby asked for clarification. If you approve this, you are committing to what they have put before you. Kapaun asked Bruce to explain what homeowners' associates are and how it will work. All property is subject to this. Bruce is part of the homeowner's association and he is one of the members on the board with other owners. They will hire the contractors for each service needed (five owners). Goodwin asked who the owners are? Intent is not to keep them all as rentals. Until properties are sold, Bruce would be the sole owner. Goodwin asked if the owners will be required to irrigate and this will be part of the association and dues since they will have to pay for electricity for the pump. Owner has to pay for the pipe from the system to the lawn and then the association will take over from there.

Motion to recommend approval of rezoning request for Jet property by Kapaun, seconded by Melby. Motion carried.

Motion to recommend the conditional use permit for Jet Properties to create a PUD district by Kapaun, seconded by Kusilek. Motion carried.

Goodwin will contact Attorney Mahler to start the developer's agreement with the conditions discussed.

Motion to adjourn at 7:50 pm by Melby, seconded by Kusilek. Motion carried.

Megan Dull
Village Clerk