

Village of Roberts
Plan Commission Meeting
Thursday, September 1, 2022

The Village of Roberts Plan Commission meeting was called to order at 7:00 pm by Moeri.

Proper notification was placed in the designated locations.

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

Absent: Jerry Weiss, Patty Johnson

Guest: see sign in sheet

Approval of minutes from August 8, 2022

Motion to table the August 8, 2022 minutes until next month by Kapaun, seconded by C. Johnson. Motion carried.

Building permits issued and the Building Inspectors Report

No questions or comments.

Discussion/recommendation for VT&E Services, LLC for secondary containment for fuel, water use and wastewater discharge.

Goodwin updated that the spill containment was sent to Mike Rutan and Glenn Hall for review. Asked for information on the holding tank because of future connection to the wastewater treatment plant. This has not been submitted. Water use is about 320 gallons per day. Not high-water user but will have additional water use for truck washing. Only the domestic water will go to the WWTP not the truck washing.

Discussion/recommendation for final plat for Deer Hills Residential / Trevor Bruce.

This is the final plat for phase one of the two phases. Goodwin had a short list of technical comments. Recommends approval based on comments. Preliminary plat was noted as green space and now it is Outlot One. If it is dedicated to public it needs to be marked. This will come with the developer's agreement with the board. Final plat matches the preliminary plat. This still need to get to Plan Commission, Village Board and State approval. Motion to approve the final plat for Deer Hills Residential / Trevor Bruce contingent on resolution to the technical changes with staff review by Kapaun, seconded by C. Johnson. Motion carried.

Discussion/recommendation for four-lot CSM for Deer Hills Residential / Trevor Bruce for lots along Division St. South.

This is four lots taken out of the final and put in a CSM. This does not have to go to the State for approval. Goodwin said she is fine with this process. Motion to approve the CSM for Deer Hills Residential / Trevor Bruce as presented with comments identified by Ayres by C. Johnson, seconded by Kusilek. Motion carried.

Discussion/recommendation for Pleasant Valley Properties for changing setbacks in the mobile home park.

Pleasant Valley has asked to have this removed from the agenda until they can do some research on what they are asking for. Motion to table the request from Pleasant Valley Properties by Kapaun, seconded by C. Johnson. Motion carried.

Discussion/recommendation of AEM Construction LLC/Alex Miller site plan for the two-acre lot in Stewarts Addition.

Brought in a CSM with six four-plex units and a seven plex and eight plex unit. Site plan was only for the one lot. They want to proceed with the other lot. Does have all the information to review. You have seen the concept and big picture zoning items. Goodwin does not have any concerns and working to make sure the stormwater is correct. They have made the driveway wider and added fire hydrants as requested. Motion to approve the site plan for the two-acre lot contingent on final review by Ayres and Associates by Kapaun, seconded by Kusilek. Motion carried.

Discussion/recommendation of AEM Construction LLC/Alex Miller request for Zoning Board of Appeals for the seven plex and eight plex planned on the two-acre parcel in Stewarts Addition.

This is needed for the seven-plex and eight-plex approval because the ordinance only allows for three- and four-unit buildings. Motion to recommend the application to go to Zoning Board of Review for the seven and eight plex parcel in the Stewarts Addition by C. Johnson, seconded by Kapaun. Motion carried.

Discussion/recommendation for AEM Construction LLC/Alex Miller Developer's Agreement.

This will need a developer's agreement because of looping the watermain. Motion to table the developer's agreement as it is not completed yet by Kapaun, seconded by C. Johnson. Motion carried.

Discussion/recommendation for Kwik Trip's final CSM for the lot on the corner of Highway 65 and 70th Avenue

After researching the approvals for the CSM's that were already given to Kwik Trip this is not needed as it was already approved by the Village Board.

Discussion/recommendation for Kwik Trip Developer's Agreement.

We are still waiting for pricing from the DOT to add to the developer's agreement. Motion to table until we receive pricing by Kapaun, seconded by Kusilek. Motion carried.

Motion to adjourn at 7:30 pm by C. Johnson, seconded by Kusilek. Motion carried.

Megan Dull
Village Clerk