

Village of Roberts
Plan Commission Meeting
Thursday, February 9, 2023

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

Proper notification was placed in the designated locations.

Present: Steve Melby, Cheryl Johnson, Katy Kapaun, Helen Kusilek, Patty Johnson

Absent: Willard Moeri

Guest: Angi Goodwin, Peter Tharp, Dan Funk, Zach Fagan, Steve Schlafmann – County Materials, Josh Low – Ehlers, Paul Gavic, Jim Rouleau, Dave Robson.

Approval of minutes from January 5, 2023.

Motion to approve the minutes by C. Johnson, seconded by Kusilek. Motion carried.

Building permits issued and the Building Inspectors Report.

Discussed the number of permits that have been issued for the year and in 2022 and how this compares to the number of equivalent dwelling units allowed. Melby asked if Goodwin will provide us quarterly updated on the wastewater treatment plants capacity and supply. Also asked to update this number monthly on the report and quarterly with actual numbers from Bond.

Discussion/recommendation of site plan approval for County Materials expansion.

County Materials is looking to expand their yard. No plans for additional access to 70th Avenue. Small increase to truck traffic but no change in operation hours. The reason for the expansion is to accommodate a new product that is being developed. It is precast wall panels, and they take up a lot of room. C. Johnson asked about the amount of storage, and clarification was given that this will be during the project because these are custom designed. Yard will be gravel like what is there now. Goodwin said gravel has the same runoff as concrete and this will be managed on the site. There will not be overflow to 70th Avenue or the property to the North. C. Johnson said based on what she read that there would be expansion. Goodwin said the land was annexed in in 2013 for future expansion. Goodwin went thru her review memo. She is still reviewing the storm water management but the biggest item that she is looking for input on is the screening. They are zoned M-3. If they have outside storage, they are supposed to have a full screen area. Goodwin is looking for a more detailed review. Looking at using fencing instead of berms. Looking for something that will screen some of the day-to-day activity and Kapaun said that maybe this would help with noise also. Code requires some landscaping. Do you only want the new area screened or look at the site as a whole and screen it? Need to look at 70th Avenue and 130th Street but 130th is a ways away from this street and there are some trees there already for screening. Code requires 40% greenspace for the whole site. Committee thinks staff review is fine for this. P. Johnson would like to see some trees or greenery and C. Johnson agrees. Motion to approve site plan contingent on the cosmetic piece that needs to be done by C. Johnson seconded by Melby. Kapaun asked about an amendment to the motion to incorporate the items being identified in the memo. Motion to amend the motion to include the final site plan review and addressing the screen by C. Johnson, still seconded by Melby. Motion carried.

Goodwin also discussed the future of the water connection and maybe a developer's agreement to discuss this with. Schlafmann has provided water use numbers to Goodwin. Melby said that if we extend it East, it is not in front of the property, but it would be. Schlafmann said that there is a big difference for production and domestic use. There are five wells on the property. Domestic side is 10,000 to 100,000. Committee would like this added back to next month's agenda. P. Johnson asked about if all the water coming from the Village and this needs to be talked thru.

Discussion/recommendation for policy regarding TID reimbursement to developers.

Developer would complete the application for reimbursement. The highlights are more for where the Village would like to go. Mostly high level and analytically but still need to tailor it to the Village. C. Johnson asked about percentage and did not see any and Low thought this would be more part of the negotiation process than policy. Low went over the different policy and forms. Kapaun said that this talks about developers and redevelopment, but we are not sure yet. This would be applicable for future TIDs that may be for blithe districts. Kapaun asked what experience Ehlers's to have with putting this policy in place. If we have it, we will more likely be asked about it but won't be flooded with request. Kapaun would like some CDA involvement. Move to table until next month until we receive feedback from CDA and Village Board by Kapaun, seconded by P. Johnson. Motion carried.

Discussion/recommendation regarding Crane I Rail Park Street concept.

Goodwin presented this for Aaron Sundeen of Derrick Companies. This could be contingent on developers' agreement with Crane 1. Recommends that the rail park be developed by one of the two concepts shown. Either a private drive or public street to 130th. P. Johnson asked who maintains if private and maintained adequately. This would be done with a developer agreement, and this would go to the private entity how is this enforced. Detriment to public street is crossing the rail crossing. Melby asked about the maintenance of 130th because when we put rail street in this exposes more traffic to 130th. 130th will need to be rebuilt at some point and is addressed in TID #2. The Township would have to pay for their half, or we could annex the other half and pay for the whole street reconstruction. This will need to be worked out with them. P. Johnson is ok with the two options. Motion to recommend that the rail park development proceed with one more site as is and then concurrent with the next development that Rails Street be constructed and a cul-de-sac no longer than 800 feet and a private drive to 130th *or* Grupe Street being extended to 130th as noted in Ayres Feb 9, 2023, memo by P. Johnson seconded by C. Johnson. Motion carried.

Discussion/recommendation of Interpress Technologies site plan approval.

This is a ten-acre parcel off Grupe Street. Interpress makes the containers for food and prints on them before sending to have food added to them. The building is 93,000 sq feet for starters. Less than 30 employees to start and up to 60 employees when additions are added. They have facilities in California, Texas, and Hudson WI. The TID is the incentive to move here and help developer with the site work. 10,000 to 12,000 gallons per day but waiting to see if this is per day or per month (came off water bill). Employee use is low and not a concern and expected for business development. The process water is the bigger issue. Have not had this before. Don't have a lot of review done on this. There is machinery that will be added going forward and the wastewater discharge will probably not an issue. This is worst case for the numbers. Must understand how the water is used and processed because of the wastewater treatment plant. Need to understand the quality of the water before the quantity. This could mean that this is 10% of total water use. Goodwin went over this estimated discharge worksheet again. The business needs large facility to warehouse the product and store it until it is shipped. Not consuming a bunch of water in this process. The printing is where the water use comes in. Don't think that what they are doing in the printing process does not add to the process. They would use big industrial printing presses. It is the inks and paints that could upset our system. Goodwin would like some input on how to move forward with the issues with Twin lakes. P. Johnson asked if the water is recycled within the plant? Plate processing 800 gallons per month after they get to full capacity. They treat this water. Is it 10,000 gallons per day or per month? Is this with the total build out of the plant or just the main build? Kapaun said that if they exceed the capacity of an industrial user maybe we revamp the number of housing permits given each year to accommodate for this.

Motion to recommend site plan approval contingent on Village Board handling the water use and wastewater discharge (quality and quantity), developers' agreement for the street agreement and the final site plan and storm

Village of Roberts
Plan Commission Meeting
Thursday, February 9, 2023

water management reviewed by staff and a CSM and signage with staff review by Kapaun, seconded by C. Johnson. Motion carried.

Discussion/recommendation with Ayres Associates regarding a DOT Star Grant regarding sidewalks.

Goodwin said that there is a new grant out which is kind of the replacement to the safe routes to school grants. Created a category of STAR which is geared towards communities with less than 5000 residents. Both the DOT and West Central Planning think there is a good chance for the Village getting his grant. They would pay 80% and the Village would be 20%. On the memo the grant application is due March 24 but would like to get it done before this. It would be about \$5000 for the review, discussed with West Central Planning and they will do it at no cost to the Village but a little for the planning. Map shows the safe routes to school. Navy blue lines are existing sidewalks, purple is missing sidewalks from the safe routes to school plan. Because there is federal funding need a request for proposal for qualifications for the project. Recommend that this is done right of way. Grant application and the design services and Ayres will submit on both, and we can decide who to hire.

Goodwin would like to see a small committee to work independently to work on this project to keep it going. Doesn't have to be just school related can be safety related. Discussed if this should be discussed at Public Works or Plan Commission. Public works would be with the street rebuilds. Motion to pursue the dot star grant by Melby, seconded by P. Johnson. Melby and Kapaun will be part of the small committee to keep this project going. Motion carried.

Discussion/recommendations for updating the Joint Comprehensive Plan thru the Land Use section.

Doesn't mind kicking this down the road another month. P. Johnson feels the whole plan needs to be redone. Motion to table until next month by Melby, seconded by P. Johnson. Motion carried.

Items for future meetings.

- a. Interpress
- b. TIF incentive
- c. County Materials
- d. JCP review.

Motion to adjourn at 9:17 pm by P. Johnson and C. Johnson. Motion carried.

Megan Dull,
Village Clerk