

Village of Roberts  
Plan Committee Meeting  
Thursday, June 1, 2023

The meeting was called to order at 7:00 PM by Katy Kapaun.  
The meeting was properly noticed in designated locations.

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

Absent:

Guest: Peter Tharp, Angi Goodwin – Ayres & Associates, Josue Gonzalez – Ayres & Associates, Joe Granberg – G&S Land Solutions, Brian Tremblay

**Approval of minutes from April 6, 2023**

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

**Building permits issued and the Building Inspectors Report.**

Report from the Building Inspector is in the packet. The report of new building permits issued is also in the packet. This number should be forty-three not forty-four.

**Update/discussion on Growth Tracking, WWTP Impacts and Water System Impacts.**

This is in review of the growth policy that we have in place. Goodwin wanted to see how this will impact our water system if we were to add seventy-five residential units per year and the equivalent of 5,000 gallon per day for commercial/industrial. For history, in 2022 we added twelve residential permits issued and in 2021 there were thirty-seven residential permits. Commercial and industrial are Kwik Trip and the SCC Elementary School, which would equal 2,750 gallons per day. The Interpress site is under review. This just does not have formal review. Wastewater Treatment Plant we discussed the current wastewater flows per day for both 2021 at 103,200 & 2022 at 102,800 gallons per day. The water system is using 130,000/per day meaning these numbers are close to what was estimated before.

Wells: at the current growth rate the demand would have us needing an additional well by 2027 which has us to 282/gallons per minute. Discussed adding the tower and well to the County Materials site. This would be great engineering to put the well and tower next to each other. With the window of time that is needed from beginning to end for this project, this needs to become an item now.

We are already not meeting where we need to be for the tower, an additional well will help this figure but not enough for fire protection areas. Looking at our future projections we need to start looking at a new well and a new water tower. With Goodwin proposing a bigger tower this should last for 15-20 years of growth instead of ten. Tremblay asked about wellhead protection area and how this affects our future well. Clerk Dull will reach out to Ehlers to start the conversations on how to pay for this by looking at TID dollars, Impact Fees, or rate increases.

**Review/recommend the number of residential building permits that are being carried over from 2022 to 2023.**

Johnson would like to see a hold put on this until we have the financials and how to move forward with the tower and well. Recommendation to leave the remaining permits as is for this year and to put a hold on the rollover permits from last year by Johnson, seconded by Melby. Motion carried.

**Discussion/recommendation of annexation request from the St. Croix Central School District for nine acres of land located to the East of the Elementary School known as parcel #042-1062-70-000.**

Joe Granberg was here for the school annexation. Need to verify that the legal description that we have matches the final that Granberg completed. Motion to move to public hearing after verification of legal description matches what was submitted to the State and Ayres review by Kapaun seconded by Johnson. Motion carried.

**Discussion regarding Dick Stout's potential development for land located at the corner of Highway 65 and 70<sup>th</sup> Avenue.**

Dick Stout was in to discuss the lot that he has on the corner of Highway 65 and 70<sup>th</sup> Avenue. He is looking at developing this site in the future and wanted to get water/sewer run while the road was being worked on. At this point he is looking at a cabinet shop with little traffic. There might need to be a change to the comp plan depending on if he decides to move forward.

**Discussion/recommendation of Resolution 2023-02 – A Resolution to Establish Public Participation Procedures for the Joint Village of Roberts and Town of Warren Comprehensive Plan Update.**

West Central Planning resolution that needs to be adopted in order to move forward with West Central helping to update the Joint Comprehensive Plan. Motion to recommend approval of Resolution 2023-02 to Establish Public Participation Procedures for the Joint Village of Roberts and Town of Warren Comprehensive Plan update by Johnson, seconded by Melby. Motion carried.

**Discussion/recommendation regarding the annexation request from Steve McFadden of ECI Constructors/Schlön-Tick for land located on 130<sup>th</sup> Street.**

Goodwin would like to see an item for review on this site within the Village on the board agenda. They have submitted paperwork asking to have their lot annexed into the Village.

**Discussion/recommendation regarding TIF application for Grupe Street LLC, Interpress Technologies.**

The Plan Commission looked at the application, but it was incomplete as the amount requested is missing. This can come back to a future meeting.

**Discussion regarding future Plan Commission meeting dates and times.**

Kapaun asked if the Plan Commission meetings can move to a different Thursday so that there is more time between this meeting and the Village Board meeting. She proposed changing it to the third Thursday and starting at 6:00 pm. Goodwin also would like to see the amount of time for review extended also so she can have the information to the members to review prior to the meeting.

**Items for future meetings**

Would like Ehlers here next month to discuss wastewater and water tower financing (also monthly after that).

Motion to adjourn the meeting at 8:30 pm by Melby, seconded by Kusilek. Motion carried.

Megan Dull  
Village Clerk