

The Plan Commission meeting was called to order at 6:00 pm by President Kapaun.
Meeting was properly noticed in three locations.

Present: Katy Kapaun, Steve Melby, Janelle Beal, Jimmie Allen, Mike Wyss, Brian Tremblay

Absent: Patty Johnson

Guest: Peter Tharp, John Mickelson, Angi Goodwin

Approval of minutes from December 2023.

Motion to approve the December 2023 minutes by Allen, seconded by Beal. Motion carried.

Building permits issued and the Building Inspectors Report.

This report is through 12/31/2024.

Discussion/approval of Extra-territorial for Adam Lindus of a two-lot CSM located in Part of the NW Quarter of the NW Quarter of Section 28, T29N, R18W, Town of Warren – property is located on 112th St, Roberts, by Ty Dodge, Auth Consulting.

Motion to approve the extra-territorial for Adam Lindus for a two-lot CSM by Melby, seconded by Tremblay. Motion carried.

Discussion/recommendation for Business Plan of Operation for Mann Family Dental Care, LLC located at 507 Cherry Lane, Roberts, WI.

There is a new dentist that is opening in Miller's Corner. Motion to approve the Business Plan of Operation for Mann Family Dental Care provided they can complete the remainder of the required information by Beal, seconded by Tremblay. Motion carried.

Discussion/recommendation for John Mickelson for the removal of a building/addition of grain bins at the Feed Mill on Main Street.

This would be to replace the cinder block building and install two new grain bins. Proposing to clean it up and put two grain bins. To the west would be open space. Tremblay said the grain bins seem close to the road. Beal asked how long this would take/disturb main street. Some ex-Amish will come take the roof off and Nechville would take the remainder of the building down. Would like to see this not impact GNDs. Beal asked about how long it would take and Mickelson thinks about a month. The new bins won't be any higher than what is currently there (the higher one). Tremblay thinks they would be too close to the road, but they could be pushed further back. Allen asked if all the buffer room would still be there and yes it would. Had a visioning session last week for the Joint Comp Plan and there is interest in preserving Main Street and this is in line with what we currently have. Discussed ways to make Main Street more inviting and there is a photo of old Roberts and the depot that could be put there. Mickelson would be open to something like this on his property. Doesn't want to crowd the railroad property. Motion

Discussion/recommendation regarding ECI 50% Site Plan review.

Goodwin is on the phone. Mark is here for the engineering piece for ECI. Providing a second access point to the site for visibility now that they are having more traffic to the North and a waiting area to access the gated area. The existing south entrance will be used for exiting the lot. Wanted to check in to make sure they are progressing on the site plan since they are currently out of compliance with the lot in the Village. Asked about screening all four sides of property and yes, this can be discussed. According to our ordinances, for M-3 any outside storage requires a fully screened site. There is planned residential to the North so that is required. They are looking at two driveways. The North driveway will be new, and this will be paved with asphalt or concrete with parking stalls paved also. South driveway is to yard area. In looking at other entrances in the Village, the shortest was 100 feet from the right of way and felt that this should be a minimum of 100 feet. Mark discussed this and if it is 100 feet that is what they will do. Truck traffic and impacts to streets and what are the counts of heavy trucks and impact on local roads (70th and 130th). What do you do during spring weight limits, and they are followed when in place. There will be three to five per week and this may increase by one truck per week. Roads are the same as what others are using. Are these loaded trucks and ECI does not own tractor & trailer type rigs on sight but uses third party haulers. Goodwin will look at this and give it more of a formal review. The technical comments were for Mark and Shane but wanted to discuss the three items that she wanted clarification on. Kapaun asked about item six on design narrative and how does this work. The solid waste goes into a dumpster (trash) this is just generated from the site not hauled in. This is more construction debris topic. Liquid waste is with well and septic. There will be a new septic system installed. Kapaun asked where the fuel and oils are generated, and this is for the equipment maintenance items. There are no bulk fuels stored on site. Is the existing building in Southwest staying and yes, it is. These have been approved in the past at County Materials and Valdes. They come in as existing and accepted as is at annexation. The only building that could potentially be in violation is the one closest to 130th Street. They will be back at the next meeting with final plans.

Update on Impact Fees.

The other boards need to look at the narrative to see what could be updated. Melby asked about increasing them and it seems like we are in line with everyone else in the neighborhood, but we could look at reallocating where the funds go and what they are spent on.

Items for future meetings.

Valdes
B-3 Ordinance update
Annexation for ECI

Motion to adjourn at 6:55 pm by Tremblay, seconded by Allen. Motion carried.

Megan Dull,
Village Clerk