

Village of Roberts
Plan Commission Meeting
April 18, 2024

Meeting was called to order at 6:00 PM by President Kapaun.

The meeting was properly noticed.

Present: Katy Kapaun, Janelle Beal, Steve Melby, Patti Johnson, Brian Tremblay

Absent: Jimmie Allen, Mike Wyss

Guest: Angi Goodwin (phone), Peter Tharp, Shane McFarland,

Approval of minutes from February 15, 2024, and March 21, 2024.

Motion to approve the February 15, 2024, minutes and the March 21, 2024, minutes by Johnson, seconded by Tremblay. Motion carried.

Building permits issued and the Building Inspectors Report.

Report was reviewed.

Kapaun called the Public Hearing to amend Section 70-122 – B-3 General Business District of the Zoning Code of the Village of Roberts to amend the residential quarters requirements: (3) d. In the downtown area, residential quarters provided that such quarters are in the principal building and the entrance does not face the commercial area. The quarter may be upper level or ground level and the entrances and exits to such quarters are direct to the exterior of the building. There shall also be a minimum floor area of 400 square feet for an efficiency unit, 600 square feet for a one-bedroom unit, and 750 square feet for a two-bedroom unit. A dwelling unit with more than two bedrooms shall not be allowed. Residential quarters in a B-3 District shall be reviewed by the plan commission in the same manner provided for in section 70-118, Municipal Code of the Village of Roberts at 6:04 PM.

Public Comments:

Tharp: Taking out owner/proprietor which he takes as anyone can own the building and take up residence there but not have access to the front entrance. What does the fire code say? This could mean the possibility of full residential in a business district. Tharp thinks that Goodwin did not initially recommend this change. Goodwin stated it was West Central Regional Planning that did not recommend this, and Tharp agrees with this. He is not sure if the way this is written would prevent the ground floor apartments. Tremblay shares some of Tharp's concerns and maybe we can add verbiage saying that the front of the building must remain commercial. Johnson thought that the primary purpose of the building must be commercial/business that faces main street.

Motion to adjourn the public hearing at 6:13 PM by Melby, seconded by Beal. Motion carried.

Suggested new wording could be "In the downtown area, the residential quarters are allowed provided that such quarters do not face the commercial district in the principal building and the entrance does not face the commercial area. The quarters may be upper level or ground level. The rest remains the same".

Discussion/possible action on amending Section 70-122 – B-3 General Business District of the Zoning Code of the Village of Roberts to amend the residential quarters requirements.

Motion to approve the change as stated above by Johnson, seconded by Tremblay. Motion carried.

Kapaun opened the Public Hearing: To amend Section 70-120 - B-1 Neighborhood Business District of the Zoning Code of the Village of Roberts to amend the green space requirement to read: (5) d. Green space shall cover, at a minimum, 30 percent of the total lot area with no pond credit. To amend Section 70-123 – B-4 Professional Office District of the Zoning Code for the Village of Roberts to amend the green

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space requirement to read: (5) d. Green Space shall cover, at a minimum, 30 percent of the total lot area with no pond credit. To amend Section 70-127 – M-2 Light Industrial District of the Zoning Code for the Village of Roberts to amend the green space requirement to read: (10) Green Space. Green space shall cover, at a minimum, 30 percent of the total lot area with pond credit. To amend Section 70-128 – M-3 General Industrial District of the Zoning Code for the Village of Roberts to amend the green space requirement to read: (10) Green space. Green space shall cover, at a minimum, 30 percent of the total lot area with pond credit at 6:30 PM.

Public Comments: - None

Motion to adjourn the public hearing by Tremblay, seconded by Beal. Motion carried.

Discussion/possible action to amend Section 70-120 - B-1 Neighborhood Business District of the Zoning Code of the Village of Roberts to amend the green space requirement to read: (5) d. Green space shall cover, at a minimum, 30 percent of the total lot area with no pond credit. To amend Section 70-123 – B-4 Professional Office District of the Zoning Code for the Village of Roberts to amend the green space requirement to read: (5) d. Green Space shall cover, at a minimum, 30 percent of the total lot area with no pond credit. To amend Section 70-127 – M-2 Light Industrial District of the Zoning Code for the Village of Roberts to amend the green space requirement to read: (10) Green Space. Green space shall cover, at a minimum, 30 percent of the total lot area with pond credit. To amend Section 70-128 – M-3 General Industrial District of the Zoning Code for the Village of Roberts to amend the green space requirement to read: (10) Green space. Green space shall cover, at a minimum, 30 percent of the total lot area with pond credit.

Motion to approve the changes as described on the agenda by Tremblay, seconded by Melby. Motion carried.

Discussion/recommendation for a Conditional Use Permit for Ava Bohar at 108 W Main Street to have a tattoo and piercing shop.

Motion to approve moving forward with the Condition User Permit by Beal, seconded by Tremblay. Motion carried.

Discussion/recommendation for a Business Plan of Operation for Black Cat Tattoo located at 108 W. Main Street for Ava Bohar.

Motion to approve the Business Plan of Operations for Black Cat Tattoo/Ava Bohar by Johnson, seconded by Beal. Motion carried.

Other Business or items for future agenda.

Ordinance for rental properties in the Village.

Motion to adjourn at 6:51 PM by Johnson, seconded by Tremblay. Motion carried.

Megan Dull
Clerk