

The regularly scheduled Village of Roberts Plan Commission meeting was called to order at 6:00 PM by President Kapaun.

The meeting was properly noticed.

Present: Janelle Beal, Brian Tremblay, Katy Kapaun, Steve Melby (phone)

Absent: Jimmy Allen, Mike Wyss, Patty Johnson

Guest: Dick Stout, Angi Goodwin, Steve Schlafmann, Mark Paschke, Peter Tharp

Approval of minutes from May 16, 2024

Motion to postpone the approval of the minutes until our next meeting by Beal, seconded by Tremblay. Motion carried.

Discussion with Dick Stout regarding the future use of his land on 70th Avenue and Highway 65.

Dick Stout discussed how he has a permit to clear the trees and buildings. Permit to do some grading to start flattening it out. Currently this is zoned B-2. Looking to add a shop for a cabinet maker at this spot. They would have little foot traffic to look at cabinets and purchase. He also has an electrician that works outside of his home that is looking for a shop area. Another thought would be RV storage areas. Thought a lot of duplexes but Roberts has plenty at this point. Kapaun added information regarding our conversation with the DOT regarding the interchange for highway 65. Goodwin said that land use – might be some customers coming in and that it is zoning B-3. Not sure if it should be commercial or industrial zoning. This may also need some changes. Looking at private sanitary for this site since there is an issue with getting sanitary there. There could be more traffic there and potential safety issues. Dick Stout has owned this land for 25 years. Stout is looking for what he can use this land for. Kapaun said that what we know from the DOT we would be irresponsible to allow this to go in. Steve from County Materials asked if there are any legal obligations to move this driveway. There is nothing pending with the DOT right now. Is that driveway grandfathered in? Steve does not have the authority this evening to move the driveway. Probably not looking to move it in the immediate future. The DOT moved the driveway for the park and Ride, and they are comfortable with this Goodwin thinks that it is a minimum of 300 feet but could be 500. Shared driveway agreement. County uses it for retail entrance. County has agreed to work with Dick Stout to exchange land and leave the existing three acres as green space. County has also agreed to deed two-acres to the Village for our expansion of the water/tower system. Tim from County has also asked that the Village still consider a tiered approach to the green space issue with this property. He understands that it is not that way now but is hopeful that the Village will take this into consideration.

Building permits issued and the Building Inspectors Report.

- **Discussion of proposed updates to the following Village of Roberts Ordinances listed as followed:**
 - **Sec. 70-120. B-1 Neighborhood Business District**
 - **Sec. 70-121. B-2 Community Business District.**
 - **Sec. 70-122. B-3 General Business District.**
 - **Sec. 70-123. B-4 Professional Office District.**
 - **Sec. 70-124. B-5 Highway Business District.**

Village of Roberts
Plan Commission Meeting
Thursday, July 18, 2024

Started the discussion regarding the potential of what we can include in our uses. For clarification we are looking for what we are currently having to do conditional uses for and adding them to our uses. Several were noted. Goodwin can see regional planning giving guidance on sizes and uses but not so much the use of the building - adding vape shops, etc. Tremblay asked if this can be emailed out with some instructions on what we are looking for.

Other Business:

Minutes from June
Business Ordinances

Motion to adjourn at 6:45pm by Tremblay, seconded by Beal. Motion carried.

Megan Dull
Village Clerk