

Village of Roberts
Plan Commission Meeting
Thursday, August 24, 2023

The meeting was called to order at 6:00 PM by Katy Kapaun.

The meeting was properly noticed in designated locations.

Present: Steve Melby, Katy Kapaun, Janelle Beal, Jimmy Allen, Brian Tremblay.

Absent: Helen Kusilek, Patty Johnson

Guest: Peter Tharp, Angi Goodwin – Ayres & Associates, Josue Gonzalez – Ayres & Associates, Gary Johnston, Kris and Gabby Lubich

Approval of minutes from July 20, 2023

Motion to approve the minutes by Tremblay, seconded by Melby. Motion carried.

Building permits issued and the Building Inspectors Report.

Melby asked about the number of future permits.

Discussion/recommendation of Extra-territorial for a two lot CSM in the NW1/4 of the NE1/4 of Section 31, Town of Warren for Roscon Properties by Northland Survey.

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

Discussion/recommendation for green space requirements for future development.

Kapaun said that this topic was brought up during a conversation with County Materials and using one to two acres as potential site for the new tower/well. She was asked about the greenspace requirement and Goodwin was asked by Schlön-Tick also. Right now, we require 40% of greenspace in our industrial and commercial zoning districts. Melby asked about greenspace and Goodwin said when these were last discussed nothing was done. County materials has forty acres that cannot be developed. Is 40% too high of a requirement? Residents like the rural look and seeing corn and greenspace. We could make a moderate reduction now. Tremblay thought that maybe consider along 94 corridor a different requirement. There was thought that the runoff from County Materials would go to Twin Lakes, but it does not, it goes to the Kinni Watershed. Tremblay thinks that zoning makes a difference. Kapaun said that she will add this to the Joint Comp Plan Meeting agenda for discussion. Goodwin thinks that industrial could go to 20 to 30% and commercial could be higher. Beal likes 30% with going to Zoning Board of Appeals for request for less greenspace. Motion to amend greenspace from 40% to 30% in industrial zoning by Melby, seconded by Beal. Motion carried.

Discussion/recommendation regarding the SharonDale Mobile Home Park and possible ordinance updates.

Kapaun explained that the mobile home management company started the conversation to take over the streets in the mobile home park. Goodwin discussed taking over the streets with Sharlow, which would include maintenance and replacement of the street and that they would still need to stay away from the rear yard line because of the utilities running there. St Croix County does not map the lot lines on their mapping system, but we have them marked. Appears that the ordinance was written for private streets and maybe needs to be rewritten for both public and private streets. Even if we did an ordinance update, they would be grandfathered. We could do a title search to find the lot lines if we feel this is necessary. Motion to postpone until a meeting time with more information from the building inspector and looking at the ordinances by Tremblay, seconded by Melby. Motion carried.

Discussion/recommendation regarding possible ordinance changes to non-conforming houses if there is a fire or need to rebuild.

Most of the homes in the older parts of town would not be able to be rebuilt if there was a fire or disaster because of the setbacks. Johnson had seen this in the Hudson paper recently and thinks that the Village should look at our ordinances to see if we should add wording like Hudson did. The committee feels that these properties would be grandfathered in with the same maximum footprint. Discussed what happens if someone takes the home down and the new owner wants to put a new home on the lot. Kapaun is comfortable adding a line to meet an appropriate setback and asked that Attorney Mahler make these revisions. Motion to recommend changing the ordinance to allow non-conforming structure if there is a fire or need to be rebuilt with administrative review of appropriate setbacks by the Plan and Village Board pending attorney review by Tremblay, seconded by Allen. Motion carried.

Discussion regarding County Materials screening update.

This is just an update. Kapaun and Dakovich walked the property to help review the screening proposal. 70th Avenue, what they are proposing, adding trees and fencing. If you go North and South on 130th Street, they are adding a few trees to this area. Goodwin added along 70th Avenue, there will be sections of fence to help provide adequate screening.

Discussion/recommendation of the updated sidewalk plan for the STAR Grant submittal.

We did not receive the last grant that we applied for, but it was decided to reapply for the grant. A small committee met to discuss what to reapply for. West Central Regional Planning thought that we would have a better chance if we kept the project under \$1,000,000. The new map handed out shows the proposed location of sidewalks which includes adding sidewalks to both sides of S. Division before the railroad tracks, one side to N. Division which is looking to probably be the East side, connection from Park Street to N. Division on Tower Street, S. Division from Graham Street to Pine Street and along the South side of Graham Street between Cherry Lane and Division Street. This has a cost estimate of \$688,000. Lubich is opposed to the sidewalks being added to N. Division Street. There are two houses on the east side that the sidewalk would be close to the houses because of the setbacks but they cannot go on the west side because of the old barn. The kids in French's Subdivision and the mobile home park are picked up by the buses to get them to school. If the sidewalk is added he will not be able to park two cars in his driveway. Under the safe routes to school, we should be finishing the routes to the most popular neighborhoods. Johnston would like the sidewalk to go to the curb. This is another burden to the older part of town. Tremblay asked about bumping the curb out to the white line and then add the sidewalk. Motion to continue recommend the updated sidewalk plan for the STAR Grant by Melby, seconded by Beal. Motion carried.

Items for future meetings.

Ehlers – future infrastructure needs

Motion to adjourn at 7:55 pm by Tremblay, seconded by Melby. Motion carried.

Megan Dull
Village Clerk