

Village of Roberts
Plan Commission Meeting
September 21, 2023

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

The meeting was properly noticed in three locations.

Present: Steve Melby, Brian Tremblay, Patty Johnson, Katy Kapaun

Absent: Helen Kusilek, Jimmie Allen, Janell Beal

Guest: Angi Goodwin, Peter Tharp

Approval of minutes from August 24, 2023.

Motion to approve the minutes from August 24, 2023, by Tremblay, seconded by Melby.

Motion carried.

Discussion/recommendation for Business Plan of Operation for Rowdy's Ranch Supply to be located at 106 W Main St.

Motion to recommend the Business Plan of Operation for Rowdy's Ranch Supply by Melby, seconded by Johnson. Motion carried.

Discussion/recommendation of River States CSM request.

They are wanting to create a CSM to lot off the current building. We have a developer's agreement with them that references the original 120 acres. This will remain B5 zoning. It will meet the green space requirements with pond credit. We are looking to make sure that it is not land locking the land to the east of River States and decided that it is not land locked because of access to Starr Lane. Goodwin would like to see this approval contingent on staff review of access easement, engineer review, review of legal description for both parcels and if changes are needed to the developer's agreement that it be re-recorded if needed. Motion to recommend approval contingent on staff review of access easement, engineering review, legal description review and recording of the Developer's Agreement modification by Tremblay, seconded by Johnson. Motion carried.

Discussion/recommendation for green space requirements for Business Districts.

Discussed the changes to the industrial zoning and that the Business Districts were sent back to the Plan Commission to see if we wanted to make changes to them. If you look at the different districts, one gives pond credit where the other districts do not. A 10% reduction was discussed. Motion to recommend B-4, B-1 from 35% to 30% with no pond credit by Tremblay, seconded by Melby. Motion carried.

Status update on ECI/Schlön Tick site plan for property on 130th Street.

Goodwin had a follow-up conversation with Shane at ECI regarding green space requirements and that we are working to make changes. Shane has been working on big picture concept planning, so he is working on something. Wait until the greenspace changes. As of now, they are still out of compliance with our ordinances with no stormwater treatment. He was supposed to bring the site plan back in August and this has not happened so now it has been 90 days. How much longer do we give to become compliant. Could we ask for a site plan for the Village by our next meeting? Storm water and screening plans for parking lot area. Johnson asked about the existing site (in the township) needing to be cleaned up.

Items for future meetings

- December permits for 2024 numbers and WWTP #'s for carryover permits.
- Ehlers
- Black Diamond – large mound of black silt.
- Sand pile behind the landscaping place on 70th

Motion to adjourn at 6:45PM by Melby, seconded by Johnson. Motion carried.

Megan Dull
Village Clerk