

Village of Roberts
Plan Commission Meeting
Thursday, October 17, 2024

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

Meeting was properly noticed in the designated locations.

Present: Janelle Beal, Brian Tremblay, Katy Kapaun

Absent: Jimmy Allen, Mike Wyss, Steve Melby, Patty Johnson

Guest: John Bond, Angi Goodwin, Mitch Johnston, Renee Gullixson,

**THERE WAS NOT A QUARUM OF COMMISSION MEMBERS SO INFORMATION IS NOTES ONLY.
THERE WERE NO APPROVALS GIVEN AT THIS MEETING.**

Approval of minutes from September 12, 2024.

Building permits issued and the Building Inspectors Report.

Discussion/recommendation for a 4-lot subdivision located at the corner of 70th Avenue and 130th Street for Bluestone LLC, Dick Stout and Village of Roberts by Ed Flanum.

Discussion/recommendation for the lot located at xxx North Division Street (former Bernice Peterson property) and if they will be granted a driveway and utilities from North Division Street. This conversation is happening because there is a lot that the Peterson's owned that was sold and now wants to be sold again. At this moment in time, the question is how to get them access to their lot (driveway vs expanding S. Meadow Lane to Division) and what happens with the lot currently owned by Mitch Johnston that would be landlocked if in the future it is sold. There is also a piece of land that the Village would like clarified who owns it. This is located between the current end of S. Meadow Lane and the Leland Johnson property. It is the Villages understanding that this was left by Troy French when the development was being done. In conversations with Renee, it is currently owned by the Leland Johnson Family Trust as they have the recorded paperwork for this land. Mitch and Cheryl Johnston own two lots (but technically it could be three if the pool was moved). The Leland Johnson Family Trust owns one lot from Tower Street to Newell Street (this could be three lots as the house and garage currently must stay as one lot and then the two lower lots). Goodwin and Bond discussed how the water could be extended and sanitary to the lot from S. Meadow Lane as this is the deepest manhole to get it to the property. The other option is from the mobile home park but that means going under N. Division Street to extend the services. Does the street get pushed forward or not if there are only three potential lots. The survey will be done but at a minimum they want two lots on top but could end up being three if Jean Johnson doesn't want a double lot off Newell Street. Mitch Johnston is getting to the age that the pool is getting to be too much for him to maintain so if the house and land do not sell together the pool could potentially come down and then he could potentially have the two additional lots. Tremblay asked if they would be interested in putting an easement from S. Meadow Lane to the existing property. The easement was discussed but never got formed. If the Johnston lot was sold as an independent lot this lot would be land locked. Driveway access to North Division Street if no road goes thru unless we allow access for the driveway at the very south property line. S. Meadow Lane was terminated, and the ordinance requires a cul-de-sac. Kapan said with the utility easement across the property would allow the driveway to come off N. Division Street. The developer would pay for the easement. Could that be a lateral for the sanitary and yes it could. On the waterside

there are a lot of options. This could come off S. Meadow Lane for Johnston and Johnson properties. If it is only the one lot off Division Street there is a water main on N. Division, but the goal is to always loop the water system. If you are only tapping for one house, tap from N. Division as it should be accessible behind the curb line and no street repair needed. The Johnsons lot on the very North end of the property and the curb stop is there, and sewer also. If you go back to the lot on Division St., the option to get sewer to this lot from the mobile home park means that you have two water mains to cross, gas and storm sewer, etc. The other downfall is if you want a house with a basement the pipe can't get low enough to keep the pipe from freezing. From Newell Street the State will not allow sanitary sewer lines above the water mains so the only other option is to get the easement to the manhole on S. Meadow Lane. If you want to have flexibility you need more than a four-inch pipe. There are no ideal options, but the only other one is an easement between the houses to get to the lot. Tower Street is uphill to get to so this means you might need a couple of cleanouts in this easement also. If this goes in at an eight-inch it would be deeded back to Village for maintenance. It just adds cost to add the manhole. Excavation would be about the same it is the cost of the manhole and the pipe when you go up to eight inches. This would require approval from the DNR, and they are at least 90 days to six months out and would need an engineered plan. The owners need to understand what expenses there would be if we moved forward with this. There are options but at an expense. We needed to draw this out, so everyone was on the same page. The sanitary doesn't matter if you went as full city main it is still cheaper to come from S. Meadow Lane instead of N. Division and replace the road.

Discussion/recommendation of amending Chapter 6 of the Village of Roberts Ordinances for commercial delegation for All-Croix Inspection/Todd Dolan and possibly eliminating the need for certain building permits (siding, shingles, etc.). No conversation was had on this.

Discussion/approval of modifying Article II – Controlled Substances Ordinance 34-41 & 34-46 to address the issue of “shall not be sold within 750 feet of a hospital, church, or your servicing organization such as but not limited to: childcare centers, pre-schools, public or parochial schools, etc.

Last month recommended plan approval out at the Town Center (along Highway 12) for a Vape Shop. The Public Safety Committee recommended restricting vaping products to minors. The reason that this is on the agenda is what is on page four and the language stating that it shall not be sold within 750 feet of a childcare center, and this would be going right next door. The Village Board approved this and here we have the ordinance that was approved and the Business Plan approved. Do we want to change this to be more consistent or do we want them to seek a conditional use permit.

The meeting was closed at 7:00 pm.

Megan Dull
Village Clerk