

The Plan Commission meeting was called to order at 6:00 pm by President Kapaun.
Proper notification was placed in three locations.

Present: Katy Kapaun, Brian Tremblay, Patty Johnson, Jimmy Allen

Absent: Janelle Beal, Mike Wyss, Steve Melby

Guest: Troy Moritz, Stacy Knoebel, Peter Tharp, Angi Goodwin, Roberts Tobacco

Approval of minutes from September 12, 2024.

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

Building permits issued and the Building Inspectors Report.

Look at the worksheet to verify the number of permits.

Discussion/approval of modifying Article II – Controlled Substances Ordinance 34-41, 34-44 & 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. This modification was approved to be part of Section 34-44.

When the Vape shop was approved we needed to modify our ordinances to make revisions for this type of shop. There is wording that would have limited where this location could have gone. This is in the mall out by Circle K. There is a liquor stores in the same area as the vape shop wants to move into. We are making this ordinance like what is allowed for liquor stores. Stacy Knoebel is here to express her opinion. Stacy is here because she is relinquishing this location for the vape shop. This will give her business more exposure. Talked to the daycare and dance studio and they were fine with the Vape Shop. Tremblay is looking at the spots in Hudson and they are raided all the time. Snap Fitness in Hudson is next to CBD on Main in Hudson. Customers are quick to come in and out and there is not any issues with this location. Smoke shop has been in business for the last 20 years. XX is here to represent Roberts Tobacco. They currently have 270 stores that they operate. Thinks Brian's thoughts are 100% right. More of an educational service. They offer more cannabinoid services to help with sleep, health, etc. He wants to be a resource to the community about the different types of products that are sold and not be labeled as a typical shop with bright lights. They will not sell the paraphernalia that other shops sell. You can get this same product at the liquor store and gas stations. If it is not here, they will go get it. We could require a COA or Certificate of Analysis in our ordinance. COA in cannabis, is tested to 1,000,000 for marijuana. \$10,000 fee to get approved yearly. Inver Grove Heights is more specific on requirements. This could be brought to the League of Municipalities to push this along? Does the Department of Health do this in Wisconsin? Tremblay doesn't think there is anything wrong with requiring this but thinks we should ask Attorney Mahler about the COA and change to Village of Roberts not city. Motion to approve the amendments to 300 feet from door-to-door contingent on adding the COA for all hemp products being sold with legal review of this clause by Allen, seconded by Johnson. Matter of discussion - define what a certificate of analysis is – meaning of the products being sold. Motion carried.

Update on 4-lot subdivision located at the corner of 70th Avenue and 130th Street for Bluestone LLC, Dick Stout and Village of Roberts by Ed Flannery.

Dick Stout is wanting to get this approved. Finishing the well-site investigation report which includes talking with the property owners that surround our potential well-site to make sure that we are able to put the well in. The septic will have to be at a certain location of his site so that it doesn't interfere with our site.

Discussion/presentation regarding concept of property along Highway 65 (North of Kwik Trip) for future annexation and commercial development.

This is Troy Moritz of Western Wisconsin Development who is looking at the land between the Kwik Trip and WWTP. Is looking to invest in the area where he lives. There are 45,000 cars that pass on the I94 corridor every day and we would like to be able to grab some of this money for our local community. Every single dollar that has been spent on this project so far has been done with local companies. He is sensitive to the loss of ag land due to his being from a farming community. Really good businesses don't have problems coming to this area, it is the time that it takes to get it open from beginning to being open that they are not willing to wait for. They are looking to reduce this time from two to three years to around nine months. The property that is being discussed is a complete island in the township. There is a total of approximately 25 acres. They could do this work with the Town of Warren, but it would be better if in the Village. More tax revenue for the Village. This is all currently in shore land zoning. No more than 30% in xxx – opportunities for nondevelopable land in this area. There are three eight acre lots with 2.4 buildable acres. This would not create problems with the DOT as there would be an easement for the southern lot from this lot. This would be an internal easement. The southern lot would need to use a Village Street. Goodwin recommends that you contact DOT regarding the driveway as the new access point. Looked at the feedback from the JCP survey and what the residents are looking for. Troy is here asking for feedback as they are looking to combine this all into B-3 zoning. Allen asked if they build after someone comes in. The dirt would be correctly zoned, and the character there for B-5 zoning. Option 1 is they never want to own the dirt, so they ask for a triple net lease. Then it is up to them to come get the conditional use for what they want to bring in. Troy is asking if we would like this annexed in and this is the right location and what we are envisioning the future Roberts to look like. Goodwin pointed out and recommends traffic impact analysis for this area. Concerned about maybe driveway access to some but the Village streets. There is an ordinance that limits the cul-de-sac length, and this may impact this area. This could be subject to being 500 feet of the driveway. Talked to Troy about water trading credits for the Village to use as part of our bargaining process with the DNR. This is only good on ag property. Asked about putting base course on this property as they would like to do core samples now, should they put 30% as their non-permeable and Goodwin said that base course is an impervious surface. This would still require a site plan process. CBS 2 was going to work with the DNR regarding stormwater vs wetland. Do we do the annexation and zoning and then permitting or should they look at permitting in the Township. The committee is in favor of this type of zoning and having this land in the Village.

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.).

This needs to be postponed until next month. Motion to postpone item until December by Johnson, seconded by Allen.

Update on ECI/Shlon Tic annexation into the Village of Roberts.

This was approved several months ago. There is a discrepancy with the legal description so you will see a reposting and public hearing. (forward to Angi).

Items for future agenda.

Seeing more of Troy.

January 15th is the open house at the township from 6:30 to 8:30 to present the plan.

Motion to adjourn at 7:15 pm by Tremblay, seconded by Allen. Motion carried.

Megan Dull
Village Clerk