

Village of Roberts
Plan Commission Meeting
November 30, 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, Mike Wyss, Katy Kapaun, Jimmie Allen, Janell Beal

Absent: Patty Johnson

Guest: Angi Goodwin, Peter Tharp, Dan Hable

Approval of minutes from September 21, 2023.

Motion to approve the minutes from September 21, 2023, by Tremblay, seconded by Beal.

Motion carried.

Building permits issued and the Building Inspectors Report.

Kapaun discussed the different reports in the packet and discussed the tracking of the new home permits.

Discussion/recommendation for rezoning for Daniel Hable at 201 W Main Street.

It was decided that what is needed is a conditional use permit because he is meeting the requirements of the B-3 zoning.

Discussion/recommendation on Impact Fee changes.

Goodwin added that due to a state statute this is an allowable cost for new development. We have talked about revising our fees. There is a comparison in the file. Goodwin added that there was a lot of background planning – capital improvement costs are close to \$10,000,000. Kapaun added that in fairness this isn't just from the growth but also improvements needed. Jimmy asked if we need to update the numbers, Melby asked about the 20 year which means we have two years left. Matches our growth management plan. Where do you need to be to cover the cost? Should the first step be sending this report back to the individual committees to see what their future needs are and when these are needed? Beal thinks that knowing what others are needing in the next couple of years would help with this. Someone publishes the rates for water/sewer and the Village is not the highest. Kapaun would like them to look at the narrative part of the report. We know that there are going to be huge expenses coming but not everything that they need will be able to be covered by these fees. These expenses need to be justified.

Items for future meetings.

Ehlers

Black Diamond and Valdes

December – permit carryover or not. Contact Trevor Bruce and Mobile home park and Oevering Homes. Would also like per day usage, and capacity limits.

Adjourn

Motion to adjourn at 6:54 pm by Tremblay, seconded by Beal. Motion carried.

Megan Dull

Village Clerk