

**Village of Roberts
Plan Commission Meeting
May 15, 2025**

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 (6:25 pm), Patty Johnson, Steve Melby, Janelle Beal, Jeff Richert, Jim Dyer
Absent:
Guests: Peter Tharp

Approval of minutes from April 17, 2025.

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

Building permits issued and the Building Inspectors Report.

Discussed the building inspector report and what we review. The second sheet is a growth management aid showing the number of new home permits issued YTD.

Discussion/recommendation regarding extra-territorial for Dianne Enerson for a two-lot CSM located at 103rd Street and 80th Avenue by Mark McClenathan at Auth Consulting & Associates.

Motion to recommend the Extra-territorial for Dianne Enerson by Johnson, seconded by Beal. Motion carried.

Consideration of Adoption of Resolution 2025-02 - A Resolution of the Village of Roberts Plan Commission Recommending Village Board Adoption of the Village of Roberts & Town of Warren Comprehensive Plan 2025-2045.

The Joint Comp Plan has been in progress for the last two years to put this together. The plan looks at our shared resources and agrees to for future land use. Johnson, Melby and Kapaun were all part of the committee. The biggest anticipation is for growth going west along the railroad and creating an artery to Main Street. Maps weren't changed drastically but updated. Motion to approve Resolution 2025-02 by Melby, seconded by Beal. Motion carried.

Discussion/recommendation for language regarding building inspector access – changes in statutory language regarding tax accessor access or property.

This was previously discussed at prior meetings. Talks about the building inspectors having access to property. This was viewed as invasive. Discussed the commission's duties may upon proper notification may do the same. Richert asked how they are notifying you. The building inspector may, upon proper notification (up to 24 hours for existing structures), enter upon any public or private premises for inspection purposes, and may require the production of the permit for any building, plumbing, electrical or heating work.

Move to recommend upgrading the language as stated by Beal, seconded by Melby. Motion carried.

Discussion/recommendation regarding twin home privacy fences and taking them out of the ordinances requiring a permit.

The builder should be installing this as part of practice. If it is the homeowner -fence panel is around 6 ft per panel. Motion to postpone until the next meeting so that we can see what other municipalities have, what is classified as a fence and what is a hedge and do we require a permit by Johnson, seconded by Beal. Motion carried.

Discussion/recommendation regarding corner lot fences and the setbacks for two front yards.

This has been requested a lot lately with corner lots and adding fences to the property. The issue is that in the ordinances it classifies a corner lot with two front yards, so residents are not able to put a fence

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on the side of their house. I am looking to see if there is a compromise that we can make to help with this. Commission looked at vision triangles and setbacks and agreed with the following for corner lots. A minimum of 25 feet for vision triangle and a minimum of five feet from the right of way. Must be chain link or material not to obtain a visual screen strictly for corner lots on the side classified as the side yard. Motion by Richert to accept the changes as noted above, seconded by Beal. Motion carried.

Items for future agenda.

- Privacy fences for twin homes
- Look at meaning of “family” in definitions.

Motion to adjourn at 7:00 pm by Johnson, seconded by Dyer. Motion carried.

Megan Dull
Village Clerk