

Village of Roberts
Plan Commission Meeting
March 6, 2025

The Plan Commission Meeting was called to order at 6:00 pm by President Kapaun.
The meeting was properly noticed in three locations.

Present: Katy Kapaun, Patty Johnson, Janelle Beal, Mike Wyss, Jimmy Allen, Brian Tremblay
Absent: Steve Melby, Jimmy Allen, Mike Wyss
Guest: Ken Pernsteiner, Angi Goodwin – Ayres (phone), Peter Tharp

Approval of minutes from January 2025

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

Building permits issued and the Building Inspectors Report.

No questions or comments on the report.

Discussion/recommendation for the site plan approval for the building addition for County Materials.

Goodwin said that this is a pretty small addition so change to impervious recommending approval of this. Kapaun asked if the exterior will be the same as the existing color and yes, it will be. Motion to recommend site plan approval for County Materials building addition by Beal, seconded by Johnson. Motion carried.

Discussion/recommendation for Dick Stout's three-lot CSM for the property at the corner of 130th Street and 70th Avenue.

Goodwin gave an update on this. Two of the parcels (book ends) will be purchased by the Village for future tower and well. One thing that Dick Stout would like to do is an industrial/commercial condo type building. Our ordinances do not address this for commercial or industrial purposes. Attorney Mahler is comfortable changing this if Stout wants to do this. Kapaun asked about the industrial condos and what they are. Goodwin thought that they would be individual users for office/warehouse building. Clarification on condo meaning is that the building has a common lot line but individual owners. Tremblay asked about how this works with connecting to the sanitary sewer and we will look at this. Tremblay asked if we were still good with the distance from the potential new well and we are. Full drain field and septic tank work well to have one septic. Motion to recommend approval for Dick Stout's three-lot CSM for the property located at the corner of 130th Street and 70th Avenue by Johnson, seconded by Tremblay. Motion carried.

Discussion/recommendation for updating the zoning ordinances to include commercial, offices, etc. condos as a conditional use

Kapaun asked if it must be a conditional use. The Current conditional uses are more for storage, and this is not towards that. Could this be a use instead, so we don't have to go through the conditional use approval process if we made it a use. What is the true definition of an industrial condo? More clarification is needed on what this means. How do we handle the storage units that are classified as condos. Would there have to be some sort of association to handle mowing, plowing, insurance, etc.? This opens more questions that could potentially come forward. Goodwin says that on the zoning map we have started to note our PUD districts and maybe we should do the same for condo associations so that we know where they are at. Will look for examples of this ordinance from other communities. Forward this to Attorney Mahler for clarification.

Items for future agenda - none

Motion to adjourn at 6:22 pm by Beal, seconded by Johnson. Motion carried.

Megan Dull
Village Clerk