

Village of Roberts
Plan Commission Meeting
September 18, 2025

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

Present: Patty Johnson, Brian Tremblay, James Dyer, Katy Kapaun, Steve Melby, Todd Radunzel, Jeff Ritchert
Guest: Gabby Lubich, Peter Tharp,

Approval of minutes from August 21, 2025

Patty Johnson should be in attendance for the meeting. Motion to approve the minutes with edits by Tremblay, seconded by Ritchert. Motion carried.

Building permits issued and the Building Inspectors Report.

No questions or concerns regarding this report.

Public Hearing: For the Annexation Request of Schlön-Tick Holdings (Shane McFadden/ECI) for the property located on 130th Avenue, Roberts was opened at 6:02 pm by Kapaun.

Call for public comments.

Tharp thinks that if we approve the annexation then ordinance 66.04 #3 - septic tanks prohibited then County Materials, US Minerals and Valdes Lawn are all in violation of this ordinance. There was a question regarding the future of the other land around this property but still in the Township and Kapaun said it is at the residents' request, usually not the village board if you want to annex your land into the Village. Kapaun said that the only thing is that water/sewer would be run in that area and other people could connect to this.

Motion to adjourn the Public Hearing at 6:05 pm by Johnson, seconded by Tremblay. Motion carried.

Discussion/action regarding the annexation request for Schlön-Tick Holdings (Shane McFadden/ECI).

Kapaun said that this request started in 2023, had public hearing to complete the annexation. The ordinance violation to approve this has already been approved by both the Plan Commission and Village Board. He is accurate that the Village has approved of this request. These are not done in the dark. The village is aware of this. When water/sewer go by the property they will be required to connect to this. Tremblay said the ordinance forces them to do it is also part of the developers. Motion to approve the annexation request for Schlön-Tick Holdings by Tremblay, seconded by Johnson. Motion carried.

Discussion/recommendation regarding updating the ATV/UTV ordinance to include golf carts and dirt bikes.

This was part of last month's agenda. New information was sent out. There are four changes that were noted to be added to the ordinance. Motion to recommend this to the board with the noted changed by Melby, seconded by Ritchert. Motion carried.

Discussion/action regarding the sidewalk ordinance and assessments for the Village of Roberts.

This was put on the agenda for an earnest discussion. There has been a lot of discussions in the community regarding sidewalks and the expense going back to the homeowners. This doesn't have to be done this way. Some municipalities handle it like we do; others absorb it. Some spit it from 2/3 to 1/3 for cost. The road/street expense is the village cost, but curb and gutter are the homeowner's cost.

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Sidewalk assessments are shared by both sides of the street for the sidewalk. Goodwin said the sidewalk is less for the homeowner and more for the residents. Homeowners still must maintain the property. Johnson asked if we could ask for the sidewalk on one side for new development. Johnson is in favor of sidewalks but also feels that if they are only on one side it is assessed to both sides of the street. If it is on the Village, it would be part of the project cost. Tremblay likes that other communities pay the cost instead of the homeowner. Johnson likes the idea of the sidewalk being at the curb which also helps us slow the traffic down. Johnson would like to see them changed. Motion to postpone this until a future meeting by Tremblay, seconded by Dyer. Motion carried.

Discussion/action on the Special Assessment Ordinance 54-6 & 54-4.

A portion of it could be classified as the homeowner's responsibility. Might be more curb appeal with curb and gutter. Motion to postpone until a future meeting to be able to look at other municipalities by Dyer, seconded by Ritchert. Motion carried.

Items for future agenda.

Zoning Board of Appeal application.

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

Megan Dull
Village Clerk