

**NOTICE
VILLAGE OF ROBERTS
PUBLIC HEARING**

Notice is hereby given of a public hearing to be held by the Village of Roberts Plan Commission on Thursday, August 26, 2021 at 6:00 PM at the Roberts Village Hall.

The purpose of the hearing is to seek public input on the following Code amendments:

To amend Section 70-8 of the Zoning Code of the Village of Roberts to amend the definition of Fence to read:

Fence, common, means any wooden, masonry, concrete, or plastic fence or structure or a densely planted hedge or other living plant material intended to enclose an open space, intended as a visual or audible screen device, or intended for aesthetic ornamentation, which is at least six feet in length, more than two feet in height measured at the nearest street curb, and no more than six feet in height in residential and agricultural districts, nor more than eight feet in height in other districts.

To add the definition of Fence, security, to Section 70-8 and shall read as follows:

Fence, security, means any fence or structure intended to enclose an open space for purposes of safety, security, or confinement, which is at least six feet in length and meets the requirements specified in Section 70-42 of this Code.

To amend Section 70-42(f) of the Zoning Codes of the Village of Roberts to amend the height of security fences in institutional districts to read as follows:

- (f) Security fences are permitted on the property lines in all districts except residential districts and shall not exceed twelve feet in height in institutional districts and eight feet in height in all other districts, and shall be of an open type similar to chain link, woven wire or wrought iron fencing unless otherwise approved or required by the plan commission for visual screening. Landscaping and vegetation are exempt from the yard requirements of this chapter except where traffic vision is involved.

To amend Section 70-127(5)a. and Section 70-128(5)a. of the Zoning Codes of the Village of Roberts to amend the Building height and size to read as follows

Section 70-127(5)a.:

(5) Building height and size.

- a. No principal building or parts of a principal building (excluding mechanical equipment) and shall exceed 45 feet in height unless the principal building and/or its site include enhanced building or site design as approved by the Plan Commission. Enhanced building or site design includes, but is not limited to, additional setbacks requirements, additional landscaping, building design that breaks up the façade of the principal building, or use of higher quality building materials. If the principal building or its site include enhanced building or site design, the height of the principal building or parts of such building shall be up to 60 feet.

Section 70-128(5)a.:

(5) Building height and size.

- a. No principal building or parts of a principal building (excluding mechanical equipment) shall exceed 45 feet in height unless the principal building or its site include enhanced building and/or site design as approved by the Plan Commission. Enhanced building or site design includes, but is not limited to, additional setbacks requirements, additional landscaping, building design that breaks up the façade of the principal building, or use of higher quality building materials. If the principal building or its site include enhanced building or site design, the height of the principal building or parts of such building shall be up to 60 feet.

70-127(1) of the Municipal Code of the Municipal Code of the Village of Roberts to add the following to the M-2 Light Industrial District.

(1) Permitted principal uses.

- f. Enclosed distribution centers providing for the receiving, sorting, storing, assembling and shipping of wholesale and retail goods including e-commerce (other than chemical, flammable liquid, gaseous, vaporous, or explosive substances) provided that no retail customer pick up or in person sales shall be conducted on the premises.

To amend Sections 70-227(5), 70-227(10) and 70-227(11) of the Municipal Code of the Village of Roberts to amend Wayfinding signs, Projecting and ground signs, and Wall sign requirements

Copy of these proposed amendments are available upon request by contacting Megan Dull at the Roberts Municipal Clerk's Office at 715-749-3126.

Megan Dull
Village Clerk/Treasurer