

**NOTICE**  
**Village of Roberts**  
**Plan Commission Meeting**  
**Thursday, February 10, 2022**  
**7:00 PM**

**GoTo Meeting Information below for online access**  
**Agenda**

The regularly scheduled Village of Roberts Plan Commission meeting and will begin at 7:00 PM on February 10, 2022 at the Roberts Village Hall.

**Regular Plan Commission Agenda:**

1. Call to order
2. Proper notification
3. Building Inspectors Report
4. Review/recommend extra-territorial 2-lot CSM for Cheryl Longen described as SW1/4 of NW1/4 & SE1/4 of NW1/4 Sec. 29, being lot 5 of CSM Vol. 16 Pg. 4355 Doc. #687457, located on 103<sup>rd</sup> Street, Warren Township, by Joe Granberg G/S Land Solutions.
5. Discussion with Alex Miller regarding his concept plan for houses between Jennifer Rae Jet N and Highway 12 in Stewarts Addition and discussion on impact fees.
6. Review/recommend for Trevor Bruce/T-buck Properties regarding his updated concept plan for land located off of Division Street South and proposed annexation and zoning of new annexation parcel.
7. Review the preliminary plan and Traffic Impact Analysis review for Kwik Trip located at the corner of Highway 65 and 70<sup>th</sup> Avenue.
8. Review/recommend the Kwik Trip request for zoning change from A-1 Agricultural District to B-5 Highway Business District for a parcel of land on the Northwest corner of 70<sup>th</sup> Avenue and Highway 65.
9. Review/recommend the Kwik Trip Application for Variance for the following:
  - a. Pump Canopy with signs – for an accessory structure height variance from 15 feet to 20 feet and a sign variance because canopies are currently not addressed in our ordinance.
  - b. Highway 65 projecting ground signs – for the number of signs allowed from one to two signs and also size from 100 sq feet to 118 sq feet.
  - c. Wayfinding Sign for CAT Scale – possible variance for height and size.
  - d. accessory building for a storage shed to be 15’ 4” when the ordinance allows 15 feet.
10. Update on TID #3 modification to add the land on the Northwest corner of Highway 65 and 70<sup>th</sup> Avenue of approximately 45 acres.
11. Review/recommend update to Sewer Interceptor Fees for inflation.
12. Update on Joint Comprehensive Plan with Warren Township.
13. Items for future agenda.
14. Adjourn

Items on the agenda may not be presented in this order.

There may be a quorum of Village Board members present during the meeting

Agenda may change up to 24 hours before meeting

Megan Dull,  
Village Clerk

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