

VILLAGE OF PLOVER  
PLAN COMMISSION  
January 18, 2021  
5:00 p.m.

Members Present: Tom Davies, Steve Worzella, Sherri Galle-Teske, Pat Freund, Josh Winter, Al Haga, Al Tessmann

Others Present: Steve Kunst, Orv Damrau, Steve Fritz, Dan Mahoney

1. Mr. Davies called the meeting to order at 5:00 p.m.
2. Mr. Tessmann moved and Mr. Freund seconded approval of the minutes of November 30, 2020 as printed. Motion carried.
3. There were no persons wishing to address the Commission.

**4. Certified Survey Map – Schierl Tire – 2440 Post Rd.**

Mr. Kunst reviewed the request combine two parcels at Schierl Tire's 2440 Post Road facility. As proposed, the parcel exceeds all zoning and subdivision ordinance dimensional standards. Staff recommends approval of the CSM as presented.

**Mr. Tessmann motioned and Mr. Freund seconded to approve the Certified Survey Map as proposed. Motion carried.**

**5. Certified Survey map – Erbes Construction – 530 Greystone Pl.**

Mr. Kunst reviewed the request for a land division at 530 Greystone Place into three lots. The proposed lot sizes and layout are consistent with others along the street and both sewer and water laterals are installed for each proposed lot. Staff recommends approval as presented.

**Mr. Haga motioned and Mr. Worzella seconded to approve the Certified Survey Map as presented. Motion Carried.**

**6. Preliminary and Final Plat Review – Gilman Pointe Subdivision**

Mr. Kunst reviewed the request for the Preliminary and Final Plat Review for the Gilman Pointe Subdivision. He noted that the Bria Lane is a private road and will not be maintained by the Village. A sewer and water easement will need to be created. Staff recommended approval with the following conditions:

- Creating and recording of a utility easement approved by the Sewer and Water Department Managers along the east property line of Proposed Lot 3.
- Submittal of a revised landscape plan in accordance with the Site Plan approval.

**Mr. Haga motioned and Mr. Freund seconded to approve the Preliminary and Final Plat Review with the recommended conditions. Motion carried.**

**7. Site Plan Review – Moto Mart Accessory Building at 2930 Post Rd.**

Mr. Kunst reviewed the request for site plan approval for an accessory building at the Moto Mart facility addressed 2390 Post Road. The proposed structure will utilize material complimentary to the existing facility and in line with the Village's accent material requirement. Staff requests approval of the request as presented.

**Mr. Haga motioned and Ms. Galle-Teske seconded to approve the request contingent on Mr. Kunst's approval of the exterior materials. Motion carried.**

**8. Reports**

**a. Community Development Manager**

Mr. Kunst reviewed the report.

**Mr. Freund motioned and Mr. Worzella seconded approval of the report. Motion carried.**

**9.** Mr. Tessmann motioned and Mr. Worzella seconded to adjourn at 5:15 p.m.

Submitted by Tammy Wojtalewicz