

VILLAGE OF PLOVER
PLAN COMMISSION
February 13, 2023
5:30 p.m.

Members Present: Tom Davies, Josh Winter, Steve Worzella, Pat Freund

Members Excused: Al Haga, Sherri Teske, Al Tessman

Others Present: Julia Mann, Dan Ault, Steve Kunst, Dom Swangstu, Steve Fritz, Mike Helmrick, Kyle Zibung.

1. Mr. Davies called the meeting to order at 5:30 p.m.
2. Mr. Freund moved Mr. Worzella seconded approval of the minutes of January 16, 2023. Motion carried.
3. There were no persons wishing to address the Commission.
4. **Go to Public Hearing – Kyle Zibung, request for a Conditional Use for a detached accessory building exceeding the dimensional limitations of the Zoning Ordinance at 3850 River Dr.**

Ms. Ladecki read the public hearing notice. Mr. Swangstu reviewed the request for approval of a detached accessory building 36'x38' including an 8' wide covered porch for the purpose of storing personal equipment including a pontoon boat. There were no persons wishing to address the Commission. Staff recommends approval of the Conditional Use Permit as presented, conditioned on the following items:

1. A variance shall be approved to allow for the construction of a single-family home on the substandard/existing non-conforming parcel prior to the start of construction of the accessory building.
2. The proposed accessory structure shall meet all other applicable regulations and standards.

Mr. Freund moved Mr. Winter seconded to close the public hearing. Motion carried.

5. **Reconvene for possible discussion and consideration of the Kyle Zibung, request for a Conditional Use for a detached accessory building exceeding the dimensional limitations of the Zoning Ordinance at 3850 River Drive.** Mr. Winter asked if the home will be built first and Mr. Kunst stated that yes it will.

***** RECOMMENDATION TO VILLAGE BOARD *****Mr. Freund moved Mr. Worzella seconded approval of the request for Kyle Zibung request for a Conditional Use for a detached accessory building exceeding the dimensional limitations of the Zoning Ordinance at 3850 River Drive conditional on items 1 & 2 above. Motion carried, copy attached.

6. **Go to Public Hearing – Amendment to Chapter 550, Zoning, of the Village of Plover Municipal Code of Ordinances to amend Section 550-43(E) relation to fences and vision triangles and Section 550-36 relating to wireless communication facilities.**

Ms. Ladecki read the public hearing notice. The first portion revisions are related to mobile towers and are intended to bring the Village Zoning Ordinance into compliance with existing statutes while supporting co-location on existing towers rather than permitting new additional towers in the community when feasible/possible. The second revisions are intended to place a previous standard related to fencing and “through lots” back into the Zoning Ordinance that was inadvertently removed in 2022 when fencing standards were revised and simplified. The proposed revision would allow for six-foot high fencing in the street yard on through lots when the fencing is adjacent to a street classified as an arterial. There were no persons wishing to address the Commission. Staff recommends that the Plan Commission and Village Board approve the Chapter 550 Zoning Ordinance as presented. Minor formatting and/or grammatical changes may occur when and if the amendments are approved by Village Board.

Mr. Freund moved Mr. Worzella seconded to close the public hearing. Motion carried.

7. **Reconvene for possible discussion and possible consideration of the Amendment to Chapter 550, Zoning, of the Village of Plover Municipal Code of Ordinances to amend Section 550-43(E) relating to fences and vision triangles and Section 550-36 relating to wireless communication facilities.**

***** RECOMMENDATION TO VILLAGE BOARD *** Mr. Freund moved Mr. Worzella seconded approval of the Amendment to Chapter 550, Zoning, of the Village of Plover Municipal Code of Ordinances to amend Section 550-43(E) relating to fences and vision triangles and Section 550-36 relating to wireless communication facilities. Motion carried, copy attached.**

8. Go to Public Hearing – Amendment to Chapter 447, Signs, of the Village of Plover Municipal Code of Ordinance to repeat and replace the sign ordinance.

Ms. Ladecki read the public hearing notice. Mr. Swangstu indicated that by bringing this revision to the ordinance it will be consistent with communities across the country and that we need to be more cognizant when regulating signage based on content. Signage can still be regulated by size, location, dimension, components, etc. There were no persons wishing to address the Commission.

Mr. Freund moved Mr. Winter seconded to close the public hearing. Motion carried.

9. Reconvene for possible discussion and possible consideration of the Amendment to Chapter 447, Signs, of the Village of Plover Municipal Code of Ordinance to repeat and replace the sign ordinance.

***** RECOMMENDATION TO VILLAGE BOARD *** Mr. Freund moved Mr. Winter seconded approval of the Amendment to Chapter 447, Signs, of the Village of Plover Municipal Code of Ordinance to repeal and replace the sign ordinance as presented along with including the original section on Shopping Centers. Motion carried, copy attached.**

10. Variance Request – Kyle Zibung – 3850 River Dr.

Mr. Swangstu indicated Kyle Zibung requests a variance to construct a single-family home on an existing non-conforming parcel that does not have the minimum street frontage requirement of 60-feet per Section 550-43(A). This request be on the agenda at the Board of Zoning Appeals meeting on February 15, 2023. The existing property was created prior to the establishment of the Zoning Ordinance that allowed only 16 feet of frontage on River Dr. He indicated that Mr. Zibung and his neighbor Mr. Mike Helmrick are working together on a shared driveway access agreement easement for both properties to ensure there is adequate access to both of the proposed single-family home developments. Given the existing Zoning Ordinance does not have a specific ordinance section pertaining to the development of existing non-conforming lots, a variance is required to construct a single family home onsite. Staff recommends approval of the variance as presented conditioned on the follow item (the final determination will be made by the Board of Zoning Appeals, February 15, 2023, with the Plan Commission recommendation):

1. An access and maintenance easement shall be established and recorded for both properties at 3850 and 3840 River Dr, Plover WI 54467, to ensure adequate access is provided for both properties.
2. The proposed development and parcel shall meet all other application regulations and standards.

Mr. Freund moved Mr. Worzella seconded approval of the variance as requested along with items 1 & 2 above. Motion carried, copy attached.

11. Mr. Kunst verbally updated the Plan Commission with the commercial and multi-family developments.

12. Mr. Worzella moved Mr. Freund seconded adjournment at 6:05 p.m. Motion carried.

Submitted by Pat Ladecki