

VILLAGE OF PLOVER
PLAN COMMISSION
March 1, 2021
5:00 p.m.

Members Present: Steve Worzella, Sherri Galle-Teske, Pat Freund, Al Haga, Al Tessmann

Others Present: Steve Kunst, Orv Damrau, Steve Fritz, Dan Mahoney, Roy Hopfensperger, Gary Wolf, Kendra Schiefelbein

Members Excused: Tom Davies, Josh Winter

1. Mr. Mahoney called the meeting to order at 5:00 p.m.

2. Election of a temporary chair

Mr. Freund motioned and Ms. Galle-Teske seconded to elect Mr. Haga as temporary Chair. Motion carried.

3. Ms. Galle-Teske moved and Mr. Worzella seconded approval of the minutes of February 1, 2021 as printed. Motion carried.

4. There were no persons wishing to address the Commission

5. Preliminary & Final Plat Review – Cumberland Dr. Subdivision

Mr. Kunst reviewed the request for a five-lot subdivision which creates an extension to the south of Cumberland Dr. Mr. Kunst indicated future development plans call for a continuation of the duplex development along that section of Pleasant Drive. Mr. Kunst recommends approval with the following conditions:

- Developer verify mailbox policy with the Postal Service.
- Change the Village Treasurer Certificate to reference Deputy Treasurer, Pat Ladecki.
- Any street lighting shall be the responsibility of the developer.
- Costs for original street signage and installation will be invoiced to the developer upon completion.
- All swales to be over excavated, per Village standard.
- Future duplex development is subject to Village Site Plan review process.
- Future maintenance of any private subdivision signage (e.g. entrance sign) shall be the responsibility of the developer or potential homeowner's association.

******RECOMMENDATION TO VILLAGE BOARD **** Mr. Tessmann motioned and Ms. Galle-Teske seconded to recommend approval of the request for the Preliminary and Final Plat Review - Cumberland Drive Subdivision with staff recommendations. Motion Carried.**

6. Certified Survey Map – Menard Inc. – 1865 Plover Rd.

Mr. Kunst reviewed the request to subdivide this parcel into two lots. Access for both lots will be off Menards Drive.

******RECOMMENDATION TO VILLAGE BOARD **** Mr. Tessmann motioned and Mr. Worzella seconded to recommend approval of the request for the Certified Survey Map -Menard Inc. – 1865 Plover Rd. as presented. Motion carried.**

7. Site Plan Review – Starbucks – 1865 Plover Rd.

Mr. Kunst reviewed the request for Starbucks to construct a facility on the newly proposed 22,000 square foot lot at the corner of Plover Road and Menards Drive. There will likely be a follow up development proposal in the near future for proposed lot two. The dumpster enclosure will have a brick façade with stained wood gates. Mr. Kunst recommends approval with the following conditions:

- All sewer and water services under paved areas shall be insulated per Village standards.
- Water laterals shall be buried a minimum of 7.5 feet.
- Connection to the Village sewer main shall occur per Village standard.
- A sewer manhole shall be added to the southern private connection.
- Final stormwater management plan approval by the Village Engineer.
- Add additional switchgrass plantings along west wall of dumpster enclosure.
- Add landscape bed around base of any freestanding sign.
- Submittal of an irrigation plan to be reviewed and approved by Village staff.
- All proposed exterior lighting shall include 90-degree, cutoff style fixtures.
- Any replacement or repair of the existing walking path along the north side of the subject property is the responsibility of the developer
- Snow and ice removal of the walking path adjacent to the development is the responsibility of the property owner or tenant.

Mr. Freund motioned and Mr. Tessmann seconded to approve the Site Plan Review – Starbucks – 1865 Plover Road request. Motion carried.

8. Site Plan Review – Weslan Park Scoreboard Addition -2200 Cedar Dr.

Mr. Kunst reviewed the request for the Site Plan approval for the installation of a digital scoreboard at Weslan Field within Easlan-Weslan Park. The overall height will be approximately 15 feet in height.

******RECOMMENDATION TO VILLAGE BOARD **** Mr. Worzella motioned and Ms. Galle-Teske seconded to recommend approval of the request for the Site Plan Review – Weslan Park Scoreboard Addition -2200 Cedar Dr. as presented. Motion carried.**

9. Site Plan Review – Woyak Park Eagle Scout Wayfinding Signage project – 2381 Cedar Dr.

Tim Sackman, 3440 Royal Oak Dr. an Eagle Scout of Troop 298, reviewed his request for the Site Plan approval for the installation of wayfinding signage at the Woyak Community Sports Complex. This would include the installation of three, 16 square foot wayfinding signs within the Woyak Community Sports Complex which are intended to provide visitors an overview of the complex.

******RECOMMENDATION TO VILLAGE BOARD **** Ms. Galle-Teske motioned and Mr. Worzella seconded to recommend approval of the request for the Site Plan Review – Woyak Park Eagle Scout Wayfinding Signage project – 2381 Cedar Dr. Motion carried.**

10. Mr. Freund motioned and Mr. Worzella seconded to adjourn at 5:22 p.m.

Submitted by Tammy Wojtalewicz