

VILLAGE OF PLOVER
PLAN COMMISSION

April 18, 2022

5:30 p.m.

Plan 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 Ault, Julia Mann, Dominique Swangstu, Gary Wolf, Ross Ballard

1. Tom Davies called the meeting to order at 5:40 p.m.
2. Ms. Galle-Teske motioned and Mr. Worzella seconded to approve the minutes of the Plan Commission meeting of April 4, 2022 as printed. Motion carried.
3. There were no persons wishing to address the Commission.

4. Preliminary Plat Review – Heath Tappe, Denyon Homes, Inc agent – Harvest Acres

Mr. Kunst reviewed the request for a Preliminary Plat approval for Harvest Acres Subdivision within the former Tree Acres area. Staff recommends approval with the following conditions:

- Future road names shall be verified through the Portage County Emergency Management Department and the Village.
- Any necessary grading, lighting, and utility plans shall be reviewed by the appropriate Committees and or staff members.
 - Street lights will be required where public streets intersect with County Hwy R and Shady Drive
- Drainage and stormwater management plans approved by the Village Engineer.
- Installation of a 36-inch concrete curb radii with four foot off-sets on all intersection, plus the installation of an inside 36-inch concrete curb with a 2 foot off set on lot 163.
- Approval of mailbox cluster locations by the Postal Service with pull off area designs to be approved by the Public Works Department.

Mr. Haga motioned and Mr. Tessmann seconded to approve the request for Preliminary Plat Review – Heath Tappe, Denyon Homes, Inc agent – Harvest Acres with recommended conditions. Motion carried.

5. Extraterritorial CSM Review – Consolidated Water and Power Co. – West River Drive West in the Town of Linwood

Mr. Kunst reviewed the request for Certified Survey Map (CSM) approval for a lot line adjustment in the Town of Linwood within the Village's Extraterritorial Platting Boundary. Staff recommends approval with the condition of formal approval by the Town of Linwood.

Mr. Freund motioned and Mr. Worzella seconded to approve the request for **Extraterritorial CSM Review – Consolidated Water and Power Co. – West River Drive West in the Town of Linwood with the** recommended condition. Motion carried.

6. Discussion Only - Amendments to Chapter 550-42(E), Zoning- Fences and Vision Triangles, of the Municipal Code of Ordinances - permitted residential fencing materials

Mr. Kunst reviewed the recommended updates to the Village's fencing regulations within Chapter 550 – Zoning. The primary reason behind the update was to incorporate acceptable residential fencing materials as the current code is silent on what is allowable for a permanent fence. Staff have received complaints regarding existing properties using traditionally temporary fencing as a more permanent use.

A public hearing will need to be held to proceed with the amendments.

7. Reports

a. Community Development Manager

Mr. Kunst reviewed the report.

Ms. Galle-Teske motioned and Mr. Haga seconded to approve the report. Motion Carried.

8. Mr. Tessmann motioned and Mr. Winter seconded to adjourn at 6:01 p.m. Motion carried.

Submitted by Tammy Wojtalewicz