

VILLAGE OF PLOVER
PLAN COMMISSION

May 3, 2021

5:35 p.m.

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

Others Present: Steve Kunst, Steve Fritz, Dan Mahoney, Gary Wolf, Orv Damrau, Ross Ballard, Julia Mann

1. Mr. Davies called the meeting to order at 5:35 p.m.
2. Mr. Freund moved and Ms. Galle-Teske seconded approval of the minutes of April 5, 2021 as printed. Motion carried.
3. There were no persons wishing to address the Commission

4. 5:30 p.m. – Go to Public Hearing – Steve Worzella (Brandon Stampfli, agent) request to amend the Village of Plover Comprehensive Plan Map 8.7 Extraterritorial Future Land Use Recommendations as follows: Land Use Class change from Agricultural to Commercial/Industrial for property described as Lot 1 of CSM #10406-46-136 (CTH R), located in the Town of Plover

Mr. Kunst responded to an inquiry about what is being built, stating it will be an office and shop area for Green Thumb. There is a potential for two mini warehouse buildings which are not in phase 1. Mr. Kunst recommends approval as presented.

Mr. Freund motioned and Mr. Tessmann seconded to close the public hearing. Motion carried.

5. Reconvene for possible discussion and possible consideration of the Steve Worzella (Brandon Stampfli, agent) request to amend the Village of Plover Comprehensive Plan Map 8.7 Extraterritorial Future Land Use Recommendations as follows: Land Use Class change from Agricultural to Commercial/Industrial for property described as Lot 1 of CSM #10406-46-136 (CTH R), located in the Town of Plover

******RECOMMENDATION TO VILLAGE BOARD **** Mr. Freund motioned and Ms. Galle-Teske seconded to recommend approval of the request for the Steve Worzella (Brandon Stampfli, agent) request to amend the Village of Plover Comprehensive Plan Map 8.7 Extraterritorial Future Land Use Recommendations as follows: Land Use Class change from Agricultural to Commercial/Industrial for property described as Lot 1 of CSM #10406-46-136 (CTH R), located in the Town of Plover. Mr. Haga and Mr. Worzella abstained. Motion Carried.**

6. Site Plan Review – TDS Security Fence – 3110 Patton Dr.

Mr. Kunst reviewed the request to install security fencing at the property addressed 3110 Patton Drive. Staff recommends approval of the Site Plan on the condition the proposed gate shall be moved to the east fence line facing the existing driveway or removed to avoid conflicts with the intersection.

Mr. Haga motioned and Mr. Freund seconded to approve the Site Plan with the recommendation. Motion carried.

7 Site Plan Review – Shulfer’s Garden Center – 2430 Plover Rd.

Mr. Kunst reviewed the request for Shulfer's Sprinkler, Landscaping & Garden Center to move an existing temporary greenhouse structure from within the right-of-way of Circle Ct. to the east. Staff recommends approval of the Site Plan as presented.

Mr. Tessmann motioned and Mr. Worzella seconded to recommend approval of the Site Plan as presented. Motion carried.

8. Site Plan Review – Pointe Precision Building Addition – 2675 Precision Dr.

Mr. Kunst reviewed the request for a building addition at the property addressed 2675 Precision Drive. Mr. Kunst stated they have additional land if they need to expand parking in the future. Staff recommends approval with the following conditions:

- Additional plantings being installed near the northwest corner of the property to screen the HVAC units along the north property line.
- Fire hydrant addition along the existing water main entering the building. Final location to be approved by the Fire Chief.

It was confirmed this plan meets the Fire Department's recommendations.

Mr. Haga motioned and Ms. Galle-Teske seconded to approve the request with a waiver on the need for additional parking. Motion carried.

9. Mr. Tessmann motioned and Mr. Worzella seconded to adjourn at 5:52 p.m.

Submitted by Tammy Wojtalewicz