

VILLAGE OF PLOVER
PLAN COMMISSION
May 31, 2022
5:00 p.m.

Plan Members Present: Tom Davies, Sherri Galle-Teske, Josh Winter, Al Haga,

Members Excused: Steve Worzella, Pat Freund, Al Tessmann

Others Present: Steve Kunst, Orv Damrau, Julia Mann, Dominique Swangstu, Gary Wolf, Ross Ballard

1. Tom Davies called the meeting to order at 5:00 p.m.
2. Ms. Galle-Teske motioned and Mr. Winter seconded to approve the minutes of the Plan Commission meeting of May 2, 2022 as printed. Motion carried.
3. Persons wishing to address the Commission

Mr. Kunst asked the Commission members if it is beneficial for them to receive the paper packets by mail or would it be sufficient to provide the paper packets at the meeting in addition to the emailed copy they receive in advance? It can be challenging to prepare the paper packets and get them mailed so members receive them in time for meetings. Members who were present said receiving paper packets at the meeting is fine. Mr. Kunst will address this at the next meeting as well, since all members are not present before making any changes.

4. **Final Plat Review – Harvest Acres, Phase 1 – CTH R and Shady Dr.**

Mr. Kunst reviewed the request for Final Plat approval for the first phase of Harvest Acres Subdivision. Staff recommends approval with the following conditions:

- Approval of 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 Dr.
- Drainage and stormwater management plans approved by the Village Engineer
- Identify the proposed utilities associated with the proposed utility easements on the face of the Plat.
- 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.

There was discussion regarding if the County needs to give approval for this request regarding CTH R, and if the town of Plover needs to give approval for this request regarding Shady Dr. Mr. Kunst will check on this.

****RECOMMENDATION TO VILLAGE BOARD**** Mr. Haga motioned and Mr. Winter seconded to recommend approval of the request for **Final Plat Review – Harvest Acres, Phase 1 – CTH R and Shady Dr. with staff recommendations. Motion carried.**

5. **Site Plan Review – Del Monte Drop Lot – 1400 Plover Rd.**

Mr. Kunst reviewed the request for the Site Plan approval for a trailer drop lot at their 1400 Plover Road facility. Staff recommends approval with the following conditions:

- Stormwater management plans approved by the Village engineer
- Submittal of a lighting plan, if applicable, to be reviewed by the community Development manager.

They are not required to black top this area but plan on using recycled asphalt.

Mr. Haga motioned and Ms. Galle-Teske seconded to recommend approval of the request for **Site Plan Review – Del Monte Drop Lot – 1400 Plover Rd. with staff recommendations.**
Motion carried.

6. **Variance Request – Richard and Patricia Harding – 1301 and 1311 Woodduck Ln**

Mr. Swangstu reviewed the requests requesting variances from the standard of both the Table of Minimum Standards (Right-of-Way/ROW Setback) as well as the ordinary high water mark setback established in Section 550-43(K). The existing ROW setback is 30 feet to any proposed structure and the existing ordinary high-water mark setback is 100 feet.

Mr. Swangstu stated this is an educational item at this time so no action is needed by the Plan Commission today.

7. Mr. Haga motioned and Ms. Galle-Teske seconded to adjourn at 5:19 p.m. Motion carried.

Submitted by Tammy Wojtalewicz