

VILLAGE OF PLOVER  
PLAN COMMISSION  
June 14, 2021  
5:40 p.m.

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

Plan Members Excused: Pat Freund, Al Tessmann

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

1. Mr. Davies called the meeting to order at 5:40 p.m.
2. Mr. Haga motioned and Mr. Worzella seconded to approve the Joint Plan Commission / Parks Development Committee minutes of June 1, 2021 as printed.
3. There were no persons wishing to address the Commission.
4. **5:30 p.m. – Go to Public Hearing – Linwood Holdings LLC (Altmann Construction, agent) request to rezone Lot 18 of Assessor’s Plat #6 from B-2 (General Business District) to PDD (Planned Development District) – Light Manufacturing – 1101 Post Rd.**

Mr. Kunst reviewed the request for a Zoning Map Amendment from B-2 General Business to PDD – District Light Manufacturing for the property at the southwest corner of the intersection of Wanta Drive and Theatre Drive. Frank Sniadajewski, 3111 Tommy’s Turnpike, is concerned with the change to light manufacturing near his home. Mitch Altmann, from Altmann Construction noted this property will be used for warehousing more than light manufacturing, would include screening, and will be mostly used during business hours. Mr. Kunst stated the current loading docks will remain, but additional loading docks would be on the south side which will likely direct the traffic away from Wanta Drive. Mr. Mahoney mentioned that the approval of this as a Planned Development District would require rezoning in the future if it were to be used for something different. Staff recommends approval conditioned on final site plan approval of the building addition.

**Mr. Haga motioned and Ms. Galle-Teske seconded to close the Public Hearing. Motion carried.**

5. **Reconvene for possible discussion and possible consideration of the Linwood Holdings LLC (Altmann Construction, agent) request to rezone Lot 18 of Assessor’s Plat #6 from B-2 (General Business District) to PDD (Planned Development District) – Light Manufacturing – 1101 Post Rd.**

**\*\*\*\*RECOMMENDATION TO VILLAGE BOARD \*\*\*\* Mr. Haga motioned and Mr. Worzella seconded to recommend approval of the request to rezone Lot 18 of Assessor’s Plat #6 from B-2 (General Business District) to PDD (Planned Development District) – Light Manufacturing – 1101 Post Rd. with the recommended condition. Motion carried.**

6. **Preliminary Plat Review – Arbor Haven Subdivision Phase 4**

Mr. Kunst reviewed the request for Preliminary Plat approval for the Arbor Haven Subdivision Phase 4. Future road access to Lot 93 was discussed. Staff recommends approval of the Preliminary Plat, conditioned on the following:

- Road names shall be verified through Portage County Emergency Management and the Village.
- Any necessary grading, lighting, and utility plans shall be reviewed by the appropriate Committees and or staff members.
- Final clarification on numbering for Lots 67-71

**\*\*\*\*RECOMMENDATION TO VILLAGE BOARD \*\*\*\* Ms. Galle-Teske motioned and Mr. Worzella seconded to recommend approval of the Preliminary Plat Review with recommended conditions. Motion carried.**

**6. Site Plan Review – Pisarski Funeral Home Crematory – 2911 Plover Rd.**

Mr. Kunst reviewed the request for Site Plan approval for a new Crematory at the Pisarski Funeral Home at 2911 Plover Road. Staff recommends approval of the request, conditioned on the following:

- Final stormwater management approval by the Village Engineer.
- Any sewer or water utilities under paved areas should be insulated.

**Ms. Galle-Teske motioned and Mr. Haga seconded to approve the Site Plan. Motion carried.**

**7. Reports**

**a. Community Development Manager**

Mr. Kunst reviewed the report. It was discussed that going forward, when requiring a business to have screening, a deadline for completing it should be included in the approval.

**Mr. Haga motioned and Mr. Worzella seconded to approve Motion carried.**

**8. Mr. Haga motioned and Mr. Worzella seconded to adjourn at 6:09p.m.**

Submitted by Tammy Wojtalewicz