

VILLAGE OF PLOVER
PLAN COMMISSION
July 18, 2022
5:30 p.m.

Members Present: Tom Davies, Josh Winter, Al Haga, Al Tessman, Sherrie Teske, Pat Freund
Others Present: Dan Ault, Julia Mann, Steve Kunst, Gary Wolf, Orv Damrau

1. Mr. Davies called the meeting to order at 5:55 p.m.
2. Ms. Teske moved Mr. Worzella seconded approval of the minutes from May 31, 2022. Motion carried.
3. There were no persons wishing to address the Commission.
4. **Developer Agreement Amendment – SC Swiderski – 1005 Commons Cir.** Mr. Kunst reviewed the request to extend the construction timeline for a multiple family project with construction to begin no later than May of 2023 with substantial completion by the end of 2024. Staff recommends approval of the Developer Agreement with SC Swiderski. Mr. Winter asked if we are giving them enough reason to honor the agreement because they would only be losing \$1,700 if they end up defaulting. Mr. Kunst indicated that staff feels very comfortable with SC Swiderski and their commitments. Mr. Haga stated they have a good reputation. He also inquired as to why Plan Commission is seeing the Developers Agreement since they normally don't review these. Mr. Kunst said it may be a good practice going forward that the Committee does see these agreements.

***** RECOMMENDATION TO VILLAGE BOARD *** Mr. Haga moved Mr. Freund seconded approval of the Developer Agreement Amendment for SC Swiderski at 1005 Commons Cir. Motion carried, copy attached.**
5. **Site Plan Review – PRE-3 LLC Multiple Family Development – 1440 Pleasant Dr.** Mr. Kunst reviewed the request for Site Plan approval for a multiple family development at 1440 Pleasant Dr. Staff recommends approval of the Site Plan conditioned on the following:
 - Final stormwater management plan approval by Village Engineer
 - Final sewer and water plans approved by the Wastewater and Water Department manager
 - Revised dumpster enclosure materials meeting typical Village standards
Mr. Haga moved Mr. Winter seconded approval of the site plan for PRE-3 Multiple Family Development at 1440 Pleasant Dr with the above listed conditions. Motion carried, copy attached.
6. Mr. Kunst reviewed his Community Development Managers report. Ms. Teske moved Mr. Haga seconded approval of the report. Motion carried, copy attached.
7. Ms. Teske moved Mr. Haga seconded adjournment at 6:15 p.m. Motion carried.

Submitted by Pat Ladecki