

VILLAGE OF PLOVER
PLAN COMMISSION

July 19, 2021

5:30 p.m.

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

Plan Members Excused: Al Haga

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

1. Mr. Davies called the meeting to order at 6:15 p.m.
2. Mr. Freund motioned and Mr. Worzella seconded to approve the Plan Commission minutes of June 14, 2021 as printed.
3. There were no persons wishing to address the Commission.
4. **Extraterritorial Certified Survey Map Review – Lila – River Ridge Circle in the Town of Plover**
Mr. Kunst reviewed the request for a Certified Survey Map approval for a land division in the Town of Plover within the Village's Extraterritorial Boundary. The Town of Plover has approved the CSM as presented. Staff recommends approval of the CSM as presented.

Mr. Freund motioned and Mr. Worzella seconded to approve the request for Extraterritorial Certified Survey Map Review – Lila – River Ridge Circle in the Town of Plover as presented. Motion carried.

5. **Site Plan Review – O'Reilly Auto Parts – 1865 Plover Road**
Mr. Kunst reviewed the request for a Site Plan approval for a new O'Reilly Auto Parts retail facility at 1865 Plover Road. Staff recommends approval with the following conditions:
 - Final stormwater management approval by the Village Engineer
 - South parking lot shall be reserved for staff parking and signed at the entrance as well as individual parking stalls indicating as such.
 - Snow and ice removal of the walking path adjacent to the development is the responsibility of the property owner or tenant
 - Any additional lighting shall include 90-degree, cut-off style fixtures.

Mr. Tessmann motioned and Ms. Galle-Teske seconded to approve the request for Site Plan Review – O'Reilly Auto Parts – 1865 Plover Road with the recommended conditions. Motion carried.

6. **Site Plan Review – Linwood Holdings LLC – 1101 Post Road**
Mr. Kunst reviewed the request for the Site Plan approval for a building addition at 1101 Post Road. Staff recommends approval with the following conditions:
 - Final stormwater management plan approval by the Village Engineer
 - Restoration of existing landscape area throughout the site and Post Road access area

- Any new lighting shall include 90-degree, cut-off style fixtures and light shall not spread beyond the property line.

Ms. Galle-Teske motioned and Mr. Freund seconded to recommend approval of the request for Site Plan Review – Linwood Holdings LLC – 1101 Post Road with the recommended conditions. Motion carried.

7. Concept Plan Review – Denyon Homes – CTH R & Shady Lane

Mr. Kunst reviewed the request seeking input on a concept plan for approximately 80 acres within the former Tree Acres area. Staff supports the proposed pattern of development. No formal action is needed. This item is intended for Plan Commission input. It was confirmed that there is a park nearby. The potential need of a County R expansion was discussed.

Mr. Freund motioned and Mr. Worzella seconded to approve the concept plan. Motion carried.

8. Reports

a. Community Development Manager

Mr. Kunst reviewed the report.

Mr. Worzella motioned and Ms. Galle-Teske seconded to approve the report. Motion carried.

9. Mr. Tessmann motioned and Ms. Galle-Teske seconded to adjourn at 6:36 p.m.

Submitted by Tammy Wojtalewicz