

VILLAGE OF PLOVER
PLAN COMMISSION
JULY 31, 2023
5:30 p.m.

Plan Members Present: Gary Wolf, Josh Winter, Sherri Galle-Teske, Steve Worzella, Jackie Denny, Chris Shulfer, Al Tessmann

Others Present: Steve Kunst, Adam DeKleyn

1. Gary Wolf called the meeting to order at 5:30 p.m.
2. Ms. Galle-Teske motioned and Mr. Worzella seconded to approve the minutes of the Plan Commission meeting of July 10, 2023 as printed. Motion carried.
3. There were no persons wishing to address the Commission.
4. 5:30 p.m. – Go to Public Hearing – **Rodney and Denna Glodowski, request for a Conditional Use for a detached accessory structure exceeding the dimensional limitations of the Zoning Ordinance at 2331 River Bend Rd.**

Ms. Karnitz read the Public Hearing Notice. Mr. DeKleyn reviewed the request for a Conditional Use Permit (CUP) to allow for the construction of a detached accessory building that exceeds the dimensional limitations of the zoning ordinance at 2331 River Bend Rd. Steve Fritz, Ward 3 Trustee, inquires on whether the building will have a half bath and if so, will it be insulated and heated. Rodney Glowdowski, property owner, confirms the structure will have an insulated half bath furnished with electric heat. Steve Fritz also requests clarification as to what is outside the half bath. Denna Glowdowski, property owner, reports there will be a utility sink for gardening.

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

5. **Reconvene for possible discussion and possible consideration of the Rodney and Denna Glodowski, request for a Conditional Use for a detached accessory structure exceeding the dimensional limitations of the Zoning Ordinance at 2331 River Bend Rd.**

Ms. Galle-Teske inquires on if notices were sent out to neighbors regarding the request. Mr. DeKleyn confirms notices have been sent to all neighbors within 300 feet of the property. Mr. Glodowski, property owner, confirms that all neighbors have responded with their approval of the proposed structure. Ms. Galle-Teske then asks if there are future plans for the attic feature to hold any bedrooms and/or living spaces. Mr. Glodowski confirms the attic space will be utilized for dry storage only. Mr. Winter inquires about the three garage doors as noted in the general rendering illustration. Mr. Glodowski reports he needed a visual representation to plan for storage shelving on each of the interior walls of the garage. Ms. Denny notes the proposed plan includes possible future additions and inquires if the colors will match. Mr. Glodowski confirms the neutral color palate will compliment any renovations or additions to either the existing property or future additions.

Staff recommends approval conditioned on the following:

- Living quarters within the building are prohibited.
- Accessory building shall be used for storage purposes, or for purposes customarily incidental to the principal use of the property.
- Obtain all required building permits/approvals.
- Conformance with all other applicable ordinances, regulations and standards.

*****RECOMMENDATION TO VILLAGE BOARD***Mr. Tessmann motioned, Mr. Winter seconded to recommend approval of the Rodney and Denna Glodowski, request for a Conditional Use for a detached accessory **structure exceeding the dimensional limitations of the Zoning Ordinance** at 2331 River Bend Rd.**

6. Mr. Winter motioned and Mr. Tessmann seconded to adjourn at 5:48 p.m. Motion carried.

Submitted by Tracy Karnitz