

VILLAGE OF PLOVER  
PLAN COMMISSION  
AUGUST 14, 2023  
5:30 p.m.

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

Member Unexcused: Josh Winter

Others Present: Adam DeKleyn

1. Gary Wolf called the meeting to order at 5:35 p.m.
2. Ms. Galle-Teske motioned and Mr. Worzella seconded to approve the minutes of the Plan Commission meeting of July 31, 2023 as printed. Motion carried.
3. There were no persons wishing to address the Commission.
4. 5:30 p.m. – Go to Public Hearing – Team Schierl – Schierl Tire and Service request for a **Conditional Use Permit to construct an additional building for automotive service and repair, and tire storage at 2440 Post Road.**

Ms. Karnitz read the Public Hearing Notice. Mr. DeKleyn reviewed the request for a Conditional Use Permit (CUP) to allow for the construction of an automotive service center and tire warehouse at 2400 Post Road. Matthew & Joanna Laszinski spoke against the request due to current noise disturbances and concerns about increased traffic in the area. Kraig Brooks also spoke against the request reiterating concerns about noise disturbances. Fritz Schierl clarified the request as storage only with the intention of cleaning up the existing commercial property. Steve Fritz, Ward 3 Trustee, inquires on fire suppression. Fritz Schierl states that per state and local building codes, no fire suppression is needed for the proposed structure.

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

5. **Reconvene for possible discussion and possible consideration of the Team Schierl – Schierl Tire and Service request for a Conditional Use Permit to construct an additional building for automotive service and repair, and tire storage at 2440 Post Road.**

Mr. DeKleyn thanks the Public Hearing attendees for their comments and concerns and reassures they will continue to work through Site Plan review provisions.

Staff recommends approval of the CUP conditioned on the following:

- Formal site plan approval.
- Storage containers to be removed upon completion of the proposed building.
- Automotive tires, parts, equipment, supplies, fluid storage containers, and other similar articles must be stored indoors; or screened appropriately per §550-33.1.C.(6) of the

zoning ordinance. Any temporary or permanent outdoor storage areas must be designated and approved through the Village's site plan review process.

- CSM of parcel is required to combine vacated portions of Pine Drive and acquired land from PIN 173430504 into 1 Lot to meet Village zoning setback/lot requirements.
- Conformance with all other applicable ordinances, regulations and standards.

**\*\*\*RECOMMENDATION TO VILLAGE BOARD\*\*\*** Mr. Tessmann motioned, Ms. Galle-Teske seconded to recommend approval of the Team Schierl – Schierl Tire and Service request for a **Conditional Use Permit to construct an additional building for automotive service and repair, and tire storage at 2440 Post Road.**

6. Reports

a. Community Development Manager

Mr. DeKleyn reviewed his report to include the current development of 33 single family homes to date as well as future planned single family home developments. Mr. DeKleyn also noted GIS Manager, Brenda Bemowski's 24-year anniversary working for the Village.

7. Mr. Tessmann motioned and Ms. Denny seconded to adjourn at 5:56 p.m. Motion carried.

Submitted by Tracy Karnitz