

VILLAGE OF PLOVER
PLAN COMMISSION
August 16, 2021
5:30 p.m.

Plan Members Present: Tom Davies, Steve Worzella, Pat Freund, Josh Winter, Al Haga, Al Tessmann

Plan Members Excused: Sherri Galle-Teske

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

1. Mr. Davies called the meeting to order at 5:40 p.m.
2. Mr. Tessmann motioned and Mr. Worzella seconded to approve the minutes of the Plan Commission meeting of August 2, 2021 as printed.
3. There were no persons wishing to address the Commission.
4. **5:30 p.m. – Go to Public Hearing – Holly Loomis request for a Conditional Use to allow a for an accessory building greater than 900 square feet at 4000 Landcaster Rd.**

Mr. Mahoney reviewed the request for a 28-foot by 40-foot detached accessory building associated with their new home.

Mr. Freund motioned and Mr. Winter seconded to close the public hearing. Motion carried.

5. **Reconvene for possible discussion and possible consideration of the Holly Loomis request for a Conditional Use to allow a for an accessory building greater than 900 square feet at 4000 Landcaster Rd.**

Mr. Mahoney indicated that Ms. Loomis had indicated that she would like to amend the request. Ms. Loomis stated that they would like to amend the request to a 40-foot by 30-foot building for a covered patio and garage. Ms. Loomis distributed a sketch of the proposed building with the new dimensions. Copy attached. Mr. Mahoney stated staff is okay with this amendment and staff recommends approval with the following conditions:

- Final grading/stormwater management plan approval by the Public Works Department
- Exterior materials shall be consistent with the existing residence
- Outside storage would not be allowed.

*****RECOMMENDATION TO VILLAGE BOARD*** Mr. Haga motioned and Mr. Winter seconded to recommend approval of the amended request for Conditional Use to allow for an accessory building greater than 900 square feet at 4000 Landcaster Rd. with the recommended conditions. Motion carried.**

6. **5:35 p.m. – Go to Public Hearing – Davel Engineering & Environmental Inc., agent for Commercial Construction Maintenance, Inc., request for a Conditional Use to allow a new car wash facility at 210 Crossroads Dr.**

Mr. Mahoney reviewed the request for the car wash.

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

7. Reconvene for possible discussion and possible consideration of the Davel Engineering & Environmental Inc., agent for Commercial Construction Maintenance, Inc., request for a Conditional Use to allow a new car wash facility at 210 Crossroads Dr.

Mr. Mahoney stated staff recommends approval conditioned on the following:

- Final site Plan approval by the Plan Commission

*****RECOMMENDATION TO VILLAGE BOARD*** Mr. Tessmann motioned and Mr. Winter seconded to recommend approval of the Davel Engineering & Environmental Inc., agent for Commercial Construction Maintenance, Inc., request for a Conditional Use to allow a new car wash facility at 210 Crossroads Dr. Motion carried.**

8. Extraterritorial Certified Survey Map Review – John Zalewski – West River Drive West in the Town of Linwood

Mr. Mahoney reviewed the request for a Certified Survey Map approval for a land division in the Town of Linwood within the Village's Extraterritorial Platting Boundary. Staff recommends approval of the CSM, as presented.

*****RECOMMENDATION TO VILLAGE BOARD*** Mr. Haga motioned and Mr. Worzella seconded to recommend approval of the Extraterritorial Certified Survey Map Review – John Zalewski – West River Drive West in the Town of Linwood. Motion carried.**

9. Extraterritorial Certified Survey Map Review – John Zalewski – West River Drive West in the Town of Linwood

Mr. Mahoney reviewed the request for a Certified Survey Map approval for a land division in the Town of Linwood within the Village's Extraterritorial Platting Boundary. Staff recommends approval of the CSM, as presented.

*****RECOMMENDATION TO VILLAGE BOARD***Mr. Haga motioned and Mr. Worzella seconded to recommend approval of the Extraterritorial Certified Survey Map Review – John Zalewski – West River Drive West in the Town of Linwood. Motion carried.**

10. Site Plan Review – Stone Innovations building addition at 3611 Post Rd.

Mr. Mahoney reviewed the request for Site Plan approval for a building addition at 3611 Post Rd. Community Development Manager Kunst recommends approval of the request conditioned on the following:

- Submittal of a landscape plan for review and approval by the Community Development Manager.
 - Plan shall include both foundation plantings and one tree per 40 feet of street frontage, as required by the Village Site Plan requirements.
- Any additional lighting shall include 90-degree, cut-off style fixtures.

Mr. Haga stated this is on a main corridor leading into the Village and is concerned about aesthetics including irrigated landscaping and pavement. Mr. Haga is curious to know how close Mr. Kunst is to finishing the blacktop ordinance. Mr. Mahoney suggested to have the site plan come back to the Plan Commission for approval so Mr. Kunst can discuss those concerns with Stone Innovations. It was confirmed that they are not being forced to install pavement. Mr. Winter reminded the Commission that in some previous requests the applicant was given a couple of years to complete the installation of pavement so it is not a financial hardship.

After discussion of landscaping and parking lot paving, Mr. Mahoney recommended that the site plan use request be approved, subject to approval of a landscaping plan by the Plan Commission to include the following: foundation plantings and one tree per 40 feet of street

frontage (as required by the Site Plan Review Ordinance), provision of a paved area for customer access and parking, and provision of 90-degree cut-off style fixtures (should lighting be provided).

Mr. Tessmann motioned and Mr. Worzella seconded to approve the site plan request, subject to submittal of a landscaping plan to the Plan Commission that includes the following: foundation plantings and one tree per 40 feet of street frontage, provision of a paved area for customer access and parking, and provision of 90-degree cut-off style fixtures (should lighting be provided). Motion carried.

11. Mr. Tessmann motioned and Mr. winter seconded to adjourn at 6:07 p.m. Motion carried.

Submitted by Tammy Wojtalewicz