

VILLAGE OF PLOVER
PLAN COMMISSION
SEPTEMBER 5, 2023
5:15 p.m.

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

Members Unexcused: Al Tessmann, Steve Worzella

Others Present: Steve Kunst, Julia Mann, Adam DeKleyn, Dominique Swangstu

1. Gary Wolf called the meeting to order at 5:20 p.m.
2. Ms. Galle-Teske motioned and Ms. Denny seconded to approve the minutes of the Plan Commission meeting of August 14, 2023 as printed. Motion carried.
3. **There were no persons wishing to address the Commission.**

Discussion with possible action on the following:

4. **Request for Approval of a Certified Survey Map – LBT Properties LLC – 5572 Porter Road (PIN 173230811-16.03)**

Mr. DeKleyn reviews the request creating two new lots and dedicating road right-of-way (ROW) to the Village for the proposed Porter Road Twin Home Development. Staff recommends approval of the CSM, as presented.

Ms. Galle-Teske motioned and Ms. Denny seconded to approve the request for Approval of a Certified Survey Map – LBT Properties LLC -5572 Porter Road (PIN 173230811-16.03). Motion carried.

5. **Request for Approval of a Certified Survey Map – Village of Plover – Town Hall Parking Lot on Post Road (PIN 17344A3603).**

Mr. DeKleyn reviews the request splitting the Town Hall Centre Parking Lot into 2 separate lots. Property is currently owned and maintained by the Village. The property under discussion is costly to maintain and provides little public benefit. Discussion ensued regarding specifics of the property transfer to the two adjacent properties including details of the transfer, maintenance, property taxes, parking specifics, etc. Staff recommends approval of the CSM, as presented.

Ms. Galle-Teske motioned and Mr. Winter seconded to approve the request for Approval of a Certified Survey Map – Village of Plover – Town Hall Parking Lot on Post Road (PIN 17344A3603). Motion carried.

6. **Site Plan Review: Team Schierl Companies – Schierl Tire and Service Center and Tire Warehouse – 2440 Post Road (PIN 173430404).**

Mr. DeKleyn reviews the request for the proposed new service center and tire warehouse building at 2440 Post Road. He states there was no action taken in the last Village Board meeting regarding the Conditional Use Permit (CUP) for this project as the Board is awaiting site plan review/approval. Discussion took place regarding clarification surrounding proposed parking, landscaping, visual/acoustic impacts, and residents' concerns brought forth in the previous Plan Commission meeting. Mr. Kunst expresses his gratitude to Team Schierl as they adapted their plans to address public and staff concerns. Staff recommends approval conditioned on the following:

- Final approval of the CUP by the Village Board.
- 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.
- Upon completion of the proposed building – Storage containers shall be removed from the site; or screened appropriately per §550-33.1.C.(6) of the zoning ordinance.
- CSM of parcel is required.
- All improvements onsite shall be in accordance with the approved site, civil and building plans.
- Exterior lighting shall be so arranged as to reflect the light away from adjacent residential properties. Total cut-off luminaries with angles of less than ninety (90) degrees shall be required to ensure no fugitive light up occurs.
- Any new signage requires a permit/approval.
- All proper erosion control measures need to be installed and maintained.
- Approved building plans/permits prior to construction.
- Conformance with all other applicable requirements, ordinances, regulations and standards.

Ms. Galle-Teske motioned and Mr. Shulfer seconded to approve the request for Site Plan Review: Team Schierl Companies – Schierl Tire and Service Center and Tire Warehouse – 2440 Post Road (PIN 173430404). Motion carried.

7. Site Plan Review: Proposed (Woyak) Park Improvements – Boys and Girls Club Outdoor Classroom/Garden
a. “Wisconsin Garden Builds with McCain Foods”

Mr. Swangstu reviews the request for the proposed (Woyak) Park improvements to include noting the proposed outdoor classroom/garden area will be located within a public park yet, the maintenance of such facility will differ from regular park amenities given its limited use and intent. It will be the responsibility of the Boys and Girls Club to maintain the area and address any signage or screening needs. This proposal has been previously reviewed and approved by the Parks Development Committee. Discussion took place regarding maintenance workflows to maintain appearances and weed control as well as signage. Staff recommends approval conditioned on the following:

- The final project footprint should be allowed to be shifted in accordance with either Option #6 or #5 as submitted (unless otherwise specified by the Plan Commission).
- The final project footprint shall be marked onsite and approved by the Public Works Department prior to the start of construction.

- All maintenance and other outdoor facility needs shall be the responsibility of the Boys and Girls Club and their staff.
- The proposed project shall adhere to all other applicable local, state, and federal regulations and standards.

Mr. Shulfer motioned and Mr. Winter seconded to approve the request for Site Plan Review: Proposed (Woyak) Park Improvements – Boys and Girls Club Outdoor Classroom/Garden. Motion carried.

8. Mr. Winter motioned and Mr. Shulfer seconded to adjourn at 5:54 p.m. Motion carried.

Submitted by Tracy Karnitz