

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

Plan Members Present: Gary Wolf, Jackie Denny, Sherri Galle-Teske, Al Tessmann, and Josh Winter

Members Excused: Chris Shulfer, Steve Worzella

Others Present: Steve Kunst, Dominique Swangstu, and Steve Fritz

1. Gary Wolf called the meeting to order at 5:30 p.m.
2. Ms. Galle-Teske motioned, and Mr. Winter seconded to approve the minutes of the Plan Commission meeting of October 16, 2023, as printed. Motion carried.
3. **There were no persons wishing to address the Commission.**

**Discussion with possible action on the following:**

4. **5:30 p.m. – Go to Public Hearing – Tony Just (Applicant), on behalf of SPC Whitetail LLC (Owner), request for a Conditional Use Permit to allow for the conversion of an existing group home facility into a two-family residential dwelling, at the property address 1590 Okray Ave. Plover, WI 54467, PIN-17344C3902.**

Ms. Karnitz read the Public Hearing Notice. Mr. Swangstu reviewed the request for a Conditional Use Permit (CUP) to allow for the conversion of an existing facility into a two-family residential dwelling. Due to changes in need and interest, the requested change to a duplex is consistent with the zoning ordinance. As the parcel is zoned as General Business, converting the facility requires a Conditional Use Permit. There are no exterior changes proposed with only one interior addition of a small wall (splitting the two units) within the building to make the facility compliant with the Village's building code requirements. Staff recommends approval conditioned on the following:

- Proposed facility conversion shall adhere to all applicable Zoning and Building Code requirements prior to being occupied as a duplex.

**Mr. Tessman motioned and Ms. Galle-Teske seconded to close the public hearing. Motion carried.**

5. **Reconvene for possible discussion and possible consideration of the Tony Just (Applicant), on behalf of SPC Whitetail LLC (Owner), request for a Conditional Use Permit to allow for the conversion of an existing group home facility into a two-family residential dwelling, at the property address 1590 Okray Ave. Plover, WI 54467, PIN-17344C3902.**

There were no questions or further discussion regarding the requested CUP.

**\*\*\*RECOMMENDATION TO VILLAGE BOARD\*\*\*Mr. Winter made a motion, seconded by Ms. Denny to recommend approval of the Tony Just (Applicant), on behalf of SPC Whitetail LLC (Owner), request for a Conditional Use Permit to allow for the conversion of an existing group home facility into a two-family residential dwelling, at the property address 1590 Okray Ave. Plover, WI 54467, PIN-17344C3902.**

6. Mr. Tessmann motioned, and Ms. Galle-Teske seconded to adjourn at 5:35 p.m. Motion carried.

Submitted by Tracy Karnitz