

VILLAGE OF PLOVER
PLAN COMMISSION
November 1, 2021
5:30 p.m.

Plan Members Present: Tom Davies, Sherri Galle-Teske, Pat Freund, Josh Winter, Al Haga, Al Tessmann

Plan Members Unexcused: Steve Worzella

Others Present: Dan Mahoney, Steve Kunst, Orv Damrau, Gary Wolf, Dan Ault, Ross Ballard

1. Mr. Davies called the meeting to order at 5:30 p.m.
2. Ms. Galle-Teske motioned and Mr. Freund seconded to approve the minutes of the Plan Commission meeting of October 18, 2021, as printed.
3. There were no persons wishing to address the Commission.
4. **5:30 p.m. – Go to Public Hearing – St. Bronislava Parish request for a Conditional Use to allow for a community garden at 3200 Plover Rd.**

Ms. Wojtalewicz read the public hearing notice. Mr. Kunst reviewed the request. A representative from the St. Bronislava Parish, stated the plot will be used by the community. There are plans to have irrigation as well as a fence to keep the rabbits and deer out. Those using the garden will use existing parking. Staff recommends approval of the request conditioned on the following:

- Utility shed shall be set back a minimum of 30 feet from Willow Drive right-of-way line.
- Final utility shed building material approval by the Community Development Manager.

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

5. **Reconvene for possible discussion and possible consideration of the St. Bronislava Parish request for a Conditional Use to allow a for a community garden at 3200 Plover Rd.**

*****RECOMMENDATION TO VILLAGE BOARD***Mr. Haga motioned and Mr. Winter seconded to recommend approval for the St. Bronislava Parish request for a Conditional Use to allow for a community garden at 3200 Plover Rd. with the recommended conditions. Motion carried.**

6. **5:35 p.m. – Go to Public Hearing – Tyler Ignatowski request to rezone Lot 3 of CSM #11279-52-109 of from R-6 (Multi-family Residential District) to PDD (Planned Development District) for duplex development – 2471 Chestnut Dr.**

Ms. Wojtalewicz read the public hearing notice. Mr. Kunst reviewed the request. Adam Eggleston, resident, asked for clarification on the setbacks. He is concerned about there being enough parking and commented on parking issues when there are ball tournaments in that area.

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

7. **Reconvene for possible discussion and possible consideration of the Tyler Ignatowski request to rezone Lot 3 of CSM #11279-52-109 of from R-6 (Multi-family Residential District) to PDD (Planned Development District) for duplex development – 2471 Chestnut Dr.**

Tyler Ignatowski commented on the size of the driveways to allow two cars in the garage and two in the driveway. Snow removal was also discussed.

*****RECOMMENDATION TO VILLAGE BOARD*** Mr. Haga motioned and Mr. Tessmann seconded to recommend approval for the Tyler Ignatowski request to rezone Lot 3 of CSM #11279-52-109 of from R-6 (Multi-family Residential District) to PDD (Planned Development District) for duplex development – 2471 Chestnut Dr. with recommended conditions. Motion carried.**

8. **Site Plan Review – Tyler Ignatowski Duplex Development – 2470 Chestnut Dr.**

Mr. Kunst reviewed the request for a Site Plan approval for the construction of two new duplex structures on the property addressed at 2470 Chestnut Dr. Staff recommends approval with the following conditions:

- Final sewer and water lateral approval by the Water and Wastewater Department managers
- Any sewer or water utilities under paved areas shall be insulated
- Final stormwater management plan approval by the Village engineer
- Concrete curb returns per Public Works Department standards
- Driveway width shall be reduced to 25 feet at the right-of-way

Mr. Freund motioned and Mr. Winter seconded to approve the request for Site Plan Review – Tyler Ignatowski Duplex Development – 2470 Chestnut Dr. with the recommended conditions. Motion carried.

9. **Annexation request by Peter J & Laina M Zakrzewski Joint Revocable Trust & HZZ Acres LLC**
a. **Annexation request by Peter J & Laina M Zakrzewski Joint Revocable Trust & HZZ Acres LLC**

Mr. Kunst reviewed the request for Direct Annexation for approximately 18 acres of land from the Town of Plover at the east end of Meridian Drive and Commons Circle. The Town of Plover is aware of this request. Staff recommends approval of the request as presented.

*****RECOMMENDATION TO VILLAGE BOARD***Mr. Haga motioned and Mr. Freund seconded to recommend approval of the Annexation request by Peter J & Laina M Zakrzewski Joint Revocable Trust & HZZ Acres LLC. Motion carried.**

- b. **Temporary Zoning of Peter J & Laina M Zakrzewski Joint Revocable Trust & HZZ Acres LLC**

Mr. Kunst reviewed the request for a temporary zoning classification of Planned Development District (R-6 Multiple Family Residential District) for the property included in the Zakrzewski annexation request. Staff recommends approval of the request.

*****RECOMMENDATION TO VILLAGE BOARD*** Mr. Haga motioned and Mr. Tessmann seconded to recommend approval of the request for Temporary Zoning of Peter J & Laina M Zakrzewski Joint Revocable Trust & HZZ Acres LLC. Motion carried.**

10. Ms. Galle-Teske motioned and Mr. Winter seconded to adjourn at 5:57 p.m. Motion carried.

Submitted by Tammy Wojtalewicz