

VILLAGE OF PLOVER
PLAN COMMISSION
January 16, 2012
5:15 PM

Members Present: Dan Schlutter, Mike Finnessy, Al Tessmann, Sherri Galle-Teske, Patrick Freund, Royce Rossier

Excused Members: Al Haga Jr.

Others Present: Richard Holden, Dan Mahoney

1. Mr. Schlutter called the Plan Commission to order on Monday, January 16, 2012, 5:18pm.
2. Approval of the minutes of the meeting of November 14, 2011 as printed.

Ms. Galle-Teske moved to accept the minutes of the November 14, 2011 meeting as printed. Mr. Rossier seconded and the motion carried.

3. Persons wishing to address the Committee.
4. Site Plan Review – CORE Commercial – Retail Shopping Center – 1230-1250 Commons Circle. CORE Commercial, aka JJ Plover Venture I LLC, has submitted a Site Plan for 1230, 1240 and 1250 Commons circle. This area is directly adjacent to Petco. TJ Maxx will be located at 1250 Commons Circle and the other tenants to be announced at a later date. The development is consistent with the Village of Plover Comprehensive Plan. Mr. Holden attached the PDD Conditions and Restrictions and indicated compliance with the various requirements. The water meter location shall be subject to approval by David Fritsch, Water Systems Manager. The fire alarm system controls shall be subject to approval by Tim Kluck, Fire Chief. The owners have submitted a request to abandon a portion of the water main along the east side of the property and to remove the easement in that area which will be subject to approval by the Village Board with all associated costs to be paid by the developer. The abandonment shall be coordinated with Dave Fritsch, Water Systems Manager. Water and sewer impact fees will be required based on estimated water usage and paid with the issuance of the building permit. In addition annual bus service payments will be required once the business is open. Bus fees will be established that are consistent with other businesses in Crossroads Commons. Mr. Holden recommends that the Plan Commission approve the Site Plan for 1230, 1240 and 1250 Commons Circle subject to the following: 1) That the Village Board approve the request to abandon a section of water main and easement for such; all costs associated with this request to be paid by the developer; 2) That Site Plan as constructed substantially comply with the approved plan and the PDD Conditions and Restrictions; 3) That water meter locations to be approved by Dave Fritsch, Water Systems Manager; and 4) That fire alarm system shall be approved by Tim Kluck, Fire Chief.

Mr. Mahoney stated that staff is very comfortable with the abandonment and stated that CORE is wonderful to work with and has been very willing to work with staff on requests. Mr. Holden stated that setbacks for landscaping on the east side of the building are the same as those approved for the sports store; therefore no variance is required.

Mr. Rossier moved that the Plan Commission approve the site Plan for 1230, 1240 and 1250 Commons Circle subject to conditions 1-4 noted above being met. Ms. Galle-Teske seconded and the motion carried.

5. Site Plan Review – Dunkin Donuts – 3005 Village Park Drive. Dunkin Donuts has submitted a Site Plan for revising the existing Site Plan at 3005 Village Park Drive. They are adding a cooler unit with connection to the building. The equipment will be painted to match the building. Due to this addition the drive-thru area is being reconfigured. Mr. Holden recommends that the Plan Commission approve the Site Plan as submitted by Dunkin Donuts with the exception of the proposed monument sign on the north side of the property.

Mr. Finnessy moved that the Plan Commission approve the Site Plan for Dunkin Donuts, 3005 Village Park Drive, as submitted with the exception of the proposed monument sign on the north side of property. Mr. Tessmann seconded and the motion carried.

6. Sign Variance – Dunkin Donuts, 3005 Village Park Drive. Dunkin Donuts has requested a variance from the Sign Code to allow a monument sign to be located 2 feet from the property line instead of 10 feet. From past observation it has been difficult to identify the existence of a second business on this property. The location will not pose a traffic vision problem. Mr. Holden recommends that the Plan Commission approve the Sign Code variance to allow the proposed monument sign as submitted two feet from the property line.

Ms. Galle-Teske moved that the Plan Commission approve the Sign Code Variance for Dunkin Donuts, 3005 Village Park Drive, to allow the proposed monument sign as submitted to be two feet from the property line. Mr. Finnessy seconded and the motion carried.

7. Reports.

- a. Community Development Manager. Mr. Holden stated that compared to other municipalities we had a banner year. He stated that in the second half of the year staff will be revisiting the Comprehensive Plan. This is a 20 year plan with updating every 5-6 years which is where we are at now.

Mr. Rossier moved to accept the Community Development Manager Report as written. Ms. Galle-Teske seconded and the motion carried.

8. Mr. Tessmann moved, Mr. Finnessy seconded, to adjourn the meeting at 5:31pm. Motion carried.

Submitted by Bonnie Wiczek