

**VILLAGE OF PLOVER  
PLAN COMMISSION  
OCTOBER 17, 2011  
5:05 PM**

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

Others Present: Richard Holden, Dan Mahoney

1. Mr. Schlutter called the Plan Commission to order on Monday, October 17, 2011, 5:05pm.
2. Approval of the minutes of the meeting of October 3, 2011 as printed.

**Ms. Galle-Teske moved to accept the minutes of the October 3, 2011 meeting as printed. Mr. Finnessy seconded and the motion carried.**

3. Persons wishing to address the Committee.
4. 5:05pm – Revised Extraterritorial Certified Survey Map – Town of Plover – Arthur Fahrner, et al – Lombard Drive. A Certified Survey Map was submitted by Arthur Fahrner, Dorothy Mason, and Randall & Barbara Phelps to split the parcel into lots which was approved by the Plan Commission and Village Board. The Certified Survey Map is being resubmitted due to a change in the lot configurations. The north property line of Lot 2 has been moved 66 feet to the north. The property is located within the Village of Plover extraterritorial review area and requires the Village of Plover approval along with the Town of Plover (which has already approved the map) and Portage County. The purpose of the Certified Survey Map is to sell Lot 2 to Woodlands Church for future expansion. Mr. Holden has attached a letter from Woodlands Church that upon purchase of the 4.81 acres that they will take action to annex this parcel and the adjacent parcel to the west to the Village of Plover and dedicate the north 66 feet of Lot 2 to the Village for future street development. The Certified Survey Map complies with our Minor Subdivision requirements and is consistent with the Village of Plover Comprehensive Plan. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map located in the Town of Plover as submitted.

**\*\*\*RECOMMENDATION TO THE VILLAGE BOARD\*\*\* Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map located in the Town of Plover as submitted. Mr. Tessmann seconded and the motion carried.**

Mr. Haga asked the reason for the dedicated street. Mr. Holden stated that this would be required for the future development of the land north of the street with no dedication at this time. **Motion carried.**

5. Site Plan Review – Bart Adams – Self-storage units at 3010 Grant Avenue. Bart Adams, ABC Storage, has submitted a Site Plan for self-storage units to be located at 3010 Grant Avenue. The Plan Commission and Village Board previously approved a Conditional Use to allow the self-storage units at this location which included a general layout of the buildings. The Site Plan shows the location of the buildings on the site. The units will be phased in due to demand. At the present time there will be no need for water and sewer connections; however both area available. On-site storm water detention areas have been provided. The areas around the building will be paved with water directed to the detention areas. Based on past approval of storage units landscaping is not being required. The building will have accent material as shown on the building elevations. Exterior lighting has not been determined at this time; however all exterior security lighting will be directed down and to the interior of the property. When the street is developed the driveway will require concrete curbing. Mr. Holden recommends that the Plan Commission approve the Site Plan for Bart Adams, ABC Storage, at 3010 Grant Avenue as submitted.

**Mr. Haga moved that the Plan Commission approve the Site Plan for Bart Adams, ABC Storage, 3010 Grant Avenue as submitted. Mr. Tessmann seconded and the motion carried. Finnessy abstained.**

6. Reports

- a. Community Development Manager. Mr. Holden stated that we are behind 2010 construction values by \$3,000,000 due to the Noel development in 2010. We should see additions to these figures due to more apartment buildings coming into play.

**Mr. Haga moved to accept the Community Development Manager Report as written. Mr. Rossier seconded and the motion carried.**

7. Mr. Haga moved, Mr. Tessmann seconded, to adjourn the meeting at 5:07pm. Motion carried.

Submitted by Bonnie Wiczek