

VILLAGE OF PLOVER  
PLAN COMMISSION  
June 17, 2020  
5:30 p.m.

Members Present: Tom Davies, Steve Worzella, Al Tessmann, Al Haga, Josh Winter

Members Excused: Pat Freund

Members Unexcused: Sherri Galle-Teske

Others Present: Steve Kunst, Orv Damrau, Steve Fritz, Ryan Barz, Emily Ley, Kendra Schiefelbein, Adam Raabe, Gary Wolf

1. Mr. Davies called the meeting to order at 5:30 p.m.
2. Mr. Haga moved, and Mr. Winters seconded approval of the minutes of June 3, 2020 as printed. Motion carried.
3. There were no persons wishing to address the Commission.
4. 5:30 p.m. – Go to Public Hearing – Michael Finnessy request for a Conditional Use to allow the construction of an accessory building within the street yard at 2311 Rainbow Dr.

Ms. Wojtalewicz read the hearing notice. Mr. Kunst reviewed the request and recommended approval with the condition that the final street yard setback is a minimum of two (2) feet.

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

5. Reconvene for possible discussion and possible consideration of the Michael Finnessy request for a Conditional Use to allow the construction of an accessory building within the street yard at 2311 Rainbow Dr.

**\*\*\*\*RECOMMENDATION TO VILLAGE BOARD \*\*\*\*Mr. Haga motioned and Mr. Tessmann seconded to approve the request with the recommended condition. Motion carried.**

6. 5:30 p.m. – Go to Public Hearing – Erbes Up North LLC request for a Conditional Use to allow the construction of a self-storage facility at 3850 Corporate Ave.

Ms. Wojtalewicz read the hearing notice.

Nancy Eiden, 3841 River Dr. stated numerous trees were removed and she now feels a lack of privacy and safety and requested that Erbes Up North LLC be required to put up a privacy fence along her property line in the open areas.

Mr. Haga stated it was not required for the other storage building project in that area so he would have a hard time requiring it on this project. He suggested she put in some plants to screen the area.

Scott Eiden, 3841 River Dr. supported Ms. Eiden's request for a privacy fence. He was concerned about lighting being too bright, as well as people from the storage units are leaving garbage on their property, and working on vehicles. Additionally, there are campers parked outside on that site.

Mr. Davies and Mr. Kunst both confirmed that the lighting needs to be pointed downward. Mr. Erbes will take a look at the lighting.

Mr. Erbes agreed to Ms. Eiden's request to take a look at the property with her but stated that did not mean he was agreeing to put up a fence. He suggested she put in some plants.

Mr. Kunst reviewed the request and recommended approval with the following conditions:

- Parcel shall be combined with adjacent property to the west (#173-23-0821:04.38)
- Final approval of stormwater management plan by the Village Engineer.
- South facing façades shall include accent materials covering a minimum of 20% of the wall.
- Applicant shall submit updated exterior renderings for both buildings to match the layout on the site plan.

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

7. Reconvene for possible discussion and possible consideration of the Erbes Up North LLC request for a Conditional Use to allow the construction of a self-storage facility at 3850 Corporate Ave.

**\*\*\*\*RECOMMENDATION TO VILLAGE BOARD \*\*\*\*Mr. Tessmann motioned and Mr. Worzella seconded to approve the request with the recommended conditions. Motion carried.**

8. Reports

a. Community Development Manager

Mr. Kunst reviewed the report.

**Mr. Worzella motioned and Mr. Winter seconded to approve the report. Motion carried.**

9. Mr. Haga motioned and Mr. Winter seconded to adjourn at 6:13pm. Motion carried.

Submitted by Tammy Wojtalewicz