

**VILLAGE OF PLOVER
PLAN COMMISSION
SEPTEMBER 19, 2011
5:30 PM**

Members Present: Dan Schlutter, Mike Finnessy, Al Tessmann, Sherri Galle-Teske

Excused Members: Patrick Freund, Al Haga, Royce Rossier

Others Present: Richard Holden, Dan Mahoney

1. Mr. Schlutter called the Plan Commission to order on Monday, September 19, 2011, 5:30pm.
2. Approval of the minutes of the meeting of July 18, 2011 as printed.

Ms. Galle-Teske moved to accept the minutes of the July 18, 2011 meeting as printed. Mr. Tessmann seconded and the motion carried.

3. Persons wishing to address the Committee.
4. Landscape Plan – SC Swiderski – Willow Estates (Foremost Road Development). SC Swiderski has submitted the landscape plan for Willow Estates. The plan as submitted exceeds the landscaping requirements. Mr. Holden stated that there are tons of trees; more than the drawing shows. Mr. Holden stated that he is amending his recommendation to include that the ash trees listed on the plan are to be dropped from the list of trees and replaced with another type of tree. Mr. Holden recommends that the Plan Commission approve the landscape plan as submitted with the addition that the ash trees are to be replaced with another type of tree.

Mr. Tessmann moved to approve the Landscape Plan for SC Swiderski – Willow Estates with the addition that the ash trees are to be replaced with another type of tree. Ms. Galle-Teske seconded and the motion carried.

5. Sign Variance – Village Park at Plover – Plover Road. Lokre Development has submitted a Sign Variance request to allow a multi-tenant sign on Plover Road. The Planned Development District Conditions and Restrictions allowed specific signs for the overall development. The existing development sign at the corner of Village Park Drive and Plover Road is advertising too many tenants such that the lettering is not clear when driving. This sign will be refaced with a reduced number of tenants on the sign. The proposed sign has been requested by the various occupants of the business park. The sign will be approximately 32.5 feet high which is similar in height to the Copps/Shopko sign. The signage will be 250 sq. ft. per side. The sign will have a 4-foot base with landscaping. The site location shall be altered such that all parts of the sign and sign base shall be at least five feet from the property line. The sign will be illuminated by internal lighting. Mr. Holden recommends that the Plan Commission approve the Lokre Development Sign Variance to allow the additional development sign as submitted provided that all parts of the sign and base shall be at least five feet from the property line and all existing temporary signs are removed from the property.

Mr. Finnessy moved that the Plan Commission approve the Lokre Development Sign Variance – Village Park at Plover, to allow the additional development sign as submitted provided that all parts of the sign and base shall be at least five feet from the property line and all existing temporary signs are removed from the property. Ms. Galle-Teske seconded and the motion carried.

6. Extraterritorial CSM – Town of Plover – Arthur Fahrner, et al – Lombard Drive. A Certified Survey Map has been submitted by Arthur Fahrner, Dorothy Mason, and Randall & Barbara Phelps to split the parcel into lots. 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 and Portage County. The purpose of the Certified Survey Map is to sell Lot 2 to Woodlands Church for future expansion. 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. Tessmann moved that the Plan Commission recommend to the Village Board approval of the Extraterritorial Certified Survey Map – Town of Plover – Arthur Fahrner, et al – Lombard Drive as submitted. Mr. Finnissy seconded and the motion carried.**

7. Site Plan Review – Plover Retail LLC – Shopping Center addition at 1260 Commerce Place. Plover Retail LLC has submitted a Site Plan for 1260 Commerce Place for an addition to the east end of the building. (Note this is the Aspen Dental building). The plan shows an expansion of the eastern tenant space which will be for a mattress retail sales area. The signage will be on two sides of the building only and the take out drive thru will be removed. The exterior will match the existing building and all site plan requirements as submitted comply with the Crossroads Commons Planned Development District (PDD) conditions and requirements. Mr. Holden recommends that the Plan Commission approve the Plover Retail LLC shopping center addition for 1260 Commerce Place as submitted.

Mr. Finnissy moved to approve the Sign Plan – Plover Retail LLC – Shopping Center addition at 1260 Commerce Place as submitted. Mr. Tessmann seconded and the motion carried.

8. Reports.
 - a. Community Development Manager. Mr. Holden stated that things are moving right along. Current report does not include all of the Swiderski buildings. Final permits should be submitted by the end of the year.

Mr. Finnissy asked what type of businesses will be coming into the Crossroads Commons addition. Mr. Holden stated that the building signage states JoAnn Fabrics which will be south of the Dollar Tree. Mr. Mahoney stated that some of the others at this time will be Regis Hair Care, Get It Now, Route 21 and a nail salon. Mr. Holden stated that there could be a possible tenant West of Petco, but this is in the planning stage and a name is not available for release at this time.

Mr. Tessmann moved to accept the Community Development Manager report as written. Mr. Finnissy seconded and the motion carried.

9. Mr. Tessmann moved, Ms. Galle-Teske seconded, to adjourn at 5:40pm. Motion carried.

Submitted by Bonnie Wiczek