

VILLAGE OF PLOVER
PLAN COMMISSION
May 16, 2016
5:00 PM

Members Present: Tom Davies, Al Tessmann, Patrick Freund, Royce Rossier, Sherri Galle-Teske, Gary Wolf

Excused Members: Al Haga

Others Present: Dan Mahoney, Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, May 16, 2016, 5:00pm.
2. Approval of the minutes of the meeting of May 2, 2016.

Mr. Freund moved to approve the minutes of May 2, 2016 as printed. Mr. Wolf seconded and the motion carried.

3. Persons wishing to address the Commission.
None.

Discussion with possible action on the following:

4. Certified Survey Map – Stacy Bergman – Maple Drive/Rosalie Parkway. This Certified Survey Map has been submitted on behalf of Stacy Bergman to create the last 4 lots off the private drive within the Tuscan Woods Development and abutting Maple Drive and Rosalie Parkway. This land division is consistent with the approved Concept Plan and meets the Minor Subdivision requirements. In reviewing the CSM we are concerned that water and sewer easements will be necessary on Lot 7 to serve Lot 6 and are not shown at this time. The recorded Covenants for this Development include Section 18. e) Easements which provides general language to cover all easements. Staff will note in the property file that as a condition of issuing a building permits for Lots 6 & 7 a utility easement shall be recorded showing the location of the water and sewer laterals on Lot 7 to serve Lot 6. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Stacy Bergman - Maple Drive/Rosalie Parkway.

(Note - The property files shall indicate that as a condition of issuing a building permit for Lots 6 & 7 a utility easement shall be recorded showing the location of the water and sewer laterals on Lot 7 to serve Lot 6.)

Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Stacy Bergman - Maple Drive/Rosalie Parkway. Mr. Freund seconded and the motion carried.

5. Site Plan Review – McCain/Infinity Foods – Temporary Construction Facilities at 3975 Tall Pine Drive. McCain/Infinity Foods has submitted a request for temporary facilities at 3975 Tall Pine Drive during the expansion of the main building (site plan previously approved). They are requesting: on street contractor parking; off street contractor parking and laydown area; 64' x 72' temporary storage building; and an access drive from Tall Pine Drive as shown on the drawing. The requested temporary facilities to be removed and restoration to be completed by May 31, 2017. In order to facilitate their construction timetable I have already approved part of this request as follows:

1. On street contractor parking. The contractor parking cannot block any portion of the asphalt driving lanes. Any damage to the Village street, street shoulder or swale will be 100% the owners responsibility to repair per the direction of the Public Works Manager. If additional material is going to be added to the street shoulder only recycled asphalt will allowed and is subject to a permit from the Public Works Manager. An inspection will be made before and after installation. This area cannot be used during the winter months because of snow removal operations by the Village.
2. Proposed temporary (east) driveway. A permit will be required for the temporary driveway. Any damage to the Village street, street shoulder or swale will be 100% the owners responsibility to repair per the direction of the Public Works Manager.
3. Off street contractor parking and laydown area. All parking and drive areas shall be graded to drain appropriately and maintained during construction.

The Plan Commission will need to approve the **64' x 72' temporary storage building** based on the length of time requested for this temporary facility and for **Removal and Restoration** of the proposed temporary facilities to be completed by May 31, 2017. Mr. Holden recommends that the Plan Commission concur with the Community Development Manager on approval of items 1 thru 3 as listed above and approve the 64' x 72' temporary storage building with removal and restoration to be completed by May 31, 2017 as requested by McCain/Infinity Foods.

Mr. Wolf moved that the Plan Commission concur with the Community Development Manager on approval of items 1 thru 3 as listed above and approve the 64' x 72' temporary storage building with removal and restoration to be completed by May 31, 2017 as requested by McCain/Infinity Foods. Mr. Freund seconded and the motion carried.

6. Reports
 - a. Community Development Manager. Mr. Holden noted that construction values are at \$5,247,000 at the end of April compared to \$10,017,000 at this time in 2015. Phase 2 of Premier Heritage Farms Estates is going well. Mr. Mahoney stated that the property owned by Bill Bayba which will be developed into "Village Wood Pointe Subdivision" is in the area which will be inspected for the Karner Blue Butterfly and blue lupine which is a habitat for the Karner Blue Butterfly. The butterfly usually appears between now and June 20th. We anticipate that the property will be allowed to be developed.

Mr. Rossier moved to accept the Community Development Manager Report as submitted. Mr. Tessmann seconded and the motion carried.

Mr. Holden stated that the next Plan Commission meeting will be either May 31st or June 1st. Comprehensive Plan (transportation charter) will be reviewed along with several CSM's. Appears it will be on the 31st with only one concern from those in attendance. Ms. Galle-Teske will check her calendar as she might be traveling back to Wisconsin on the 31st and unable to make the meeting.

7. Mr. Rossier moved to adjourn the meeting at 5:09pm. Ms. Galle-Teske seconded and the motion carried.

Submitted by Bonnie Wiczek