

**VILLAGE OF PLOVER  
PLAN COMMISSION  
OCTOBER 31, 2016  
5:05 PM**

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

Others Present: Richard Holden, Dan Mahoney

1. Mr. Davies called the Plan Commission to order on Monday, October 31, 2016, 5:10pm.
2. Approval of the minutes of the meeting of October 3, 2016.

**Mr. Freund moved to approve the minutes of October 3, 2016 as printed. Ms. Galle-Teske seconded and the motion carried.**

3. Persons wishing to address the Commission.  
None.
4. Certified Survey Map – Rebekah Marty – 2411/2413 Don’s Drive. Mr. Holden’s report states that Rebekah Marty has submitted a Certified Survey Map for 2411/2413 Don’s Drive for a zero lot line duplex. The site plan was previously approved by the Plan Commission and in order to complete the requirements for a ZLL Duplex the lot must be split by a Certified Survey Map. The Certified Survey Map meets the Minor Subdivision requirements. The owner or surveyor will be required to submit a paper copy and an electronic copy of the recorded CSM to the Village of Plover GIS Department. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map for Rebekah Marty at 2411/2413 Don’s Drive subject to the owner or surveyor will be required to submit a paper copy and an electronic copy of the recorded Certified Survey Map to the Village of Plover GIS Department.

Mr. Mahoney stated that the foundation was in prior to the request which was a good idea so that staff could see where the zero lot line would lay out.

**\*\*\*RECOMMENDATION TO THE VILLAGE BOARD\*\*\* Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map as submitted by Rebekah Marty 2411/2413 Don’s Drive subject to the owner or surveyor will be required to submit a paper copy and an electronic copy of the recorded Certified Survey Map to the Village of Plover GIS Department. Mr. Freund seconded and the motion carried.**

5. Site Plan Review – Pizza Ranch – 1300 Commerce Place. Mr. Holden’s report states that Pizza Ranch has submitted a Site Plan to build a new restaurant at 1300 Commerce Place in the Crossroads Commons development. Mr. Holden attached the Crossroads Commons Planned Development District Conditions and Restrictions for information and reference. This property is located in the northwest corner of the development between Golden Corral and Aspen Dental. The site plan shows the driveway entrance is a shared access point with Golden Corral. Project specifications for sewer and water services shall comply with Village specifications. The utility plan shows the water and sewer laterals insulated under the paved area. Drainage on the property will be directed to the existing storm sewer. The last storm sewer manhole is required to have a 2-foot sump installed before it dumps into the main system to collect all the sand and debris. The landscape plan shows some foundation plantings, island plantings in the parking area, and trees

around the exterior of the parking area meeting the intent of the PDD requirements. The plan also indicates that the landscaped areas will be provided with an underground sprinkler system to maintain the landscaping. Developer has submitted the exterior light fixtures that will be used along with a photometric plan which meets our requirements. They are making a request under Section E.6. for an exemption from Section E.1.a. to allow for composite wood siding on the exterior of the building and the trash/recycling enclosure and from Section E.3.b. to allow for higher parapet walls. This request is due to corporate branding to provide a western look to the building. Mr. Holden supports the request however he is recommending that the band of cultured stone provided on the front of the building and part of the sides be continued along the balance of the west and east sides of the building due to the visual exposure of the building. The property is subject to water and sewer impact fees to be paid with the issuance of the building permit. This property has limited space for snow storage and will generally be required to haul the snow off the site. The request for a sign variance will be handled as a separate item. Mr. Holden recommends that the Plan Commission approve the site plan as submitted subject to the following:

1. That project specifications for sewer and water services shall comply with Village specifications and are insulated under the paved area;
2. That the drainage on the property will be directed to the existing storm sewer and the last storm sewer manhole is required to have a 2-foot sump installed before it dumps into the main system to collect all the sand and debris;
3. The landscaped areas will be provided with an underground sprinkler system to maintain the landscaping;
4. That under Section E.6. of the PDD Conditions and Restrictions the exemptions from Section E.1.a. to allow for composite wood siding on the exterior of the building and the trash/recycling enclosure and from Section E.3.b. to allow for higher parapet walls are approved based on corporate requirements and still meeting the general intent of the PDD;
5. That the band of cultured stone provided on the front of the building and part of the sides also be continued along the balance of the west and east sides of the building due to the visual exposure of the building;
6. All construction material and debris shall be maintained on the property; and
7. The property is subject to Water and sewer impact fees with the issuance of the building permit.

NOTE – Developed properties within Crossroads Commons are subject to a prorated share of the cost of the Stevens Point Bus Service to the area. (See Village Administrator for additional details.)

Mr. Haga questioned the 2' sump and who is responsible for cleaning. Mr. Holden stated that it is the owner's responsibility for maintaining. Mr. Mahoney stated that this is part of all maintenance agreements and that the developer will be responsible for have the sump inspected. Mr. Holden stated that the lights will be contained within the property line and that the cultured stone will not be included on the back side of the building.

**Mr. Rossier moved that the Plan Commission approve the Site Plan as submitted subject to conditions 1-7 noted above are met. Ms. Galle-Teske seconded and the motion carried.**

6. Sign Variance – Pizza Ranch – 1300 Commerce Place. Mr. Holden's report states that Pizza Ranch has submitted a request for a Sign Variance to allow signage on three side of the building. The Sign Code allows 1 square foot of signage per front foot of the property on each of two sides unless a variance is approved. This property would allow 267 square feet of signage on each of two walls. The Plan Commission in the past has allowed a sign variance if the signage on the three walls is less than what would be allowed on two walls. In this case they are requesting three signs each being 72 square feet for a total of 216 square feet which is under the maximum signage of 534 square feet allowed on two walls. Mr. Holden recommends that the Plan Commission approve the Sign Variance to allow 72 square feet of signage on each of three walls.

**Mr. Haga moved that the Plan Commission approve the Sign Variance – Pizza Ranch – 1300 Commerce Place to allow 72 square feet of signage on each of three walls. Ms. Galle-Teske seconded and the motion carried.**

7. Site Plan Review – ULTA Beauty – 200 Crossroads Drive. Mr. Holden’s report states that ULTA Beauty has submitted a Site Plan for a retail store at 200 Crossroads Drive in the Crossroads Commons Development. Mr. Holden previously provided a copy of the Crossroads Common Planned Development District Conditions and Restrictions for information and reference. This property is located immediately south of Charcoal Grill. The layout plan shows the parking area and the building location on the lot meeting all the setback requirements. The utility plan shows the location of water, sewer, and storm sewer. The project specifications for sewer and water services shall comply with the Village of Plover specifications. The sewer and water laterals shall be insulated where installed below hard surfaces. The sewer and water laterals shall be insulated where they cross storm sewer. The existing sanitary sewer service stub is 6” diameter pipe. The developer is installing a 4”/6” reducer with a clean out. The maintenance of the service from the sewer main to the building is the owner’s responsibility. The storm sewer ST#1 is required to have a 2’ sump in the bottom of the structure to collect sediment prior to entering the main storm sewer system. The landscape plan shows foundation plantings, trees in the parking lot islands, landscape screening of the unloading area and dumpster/recycling area. All landscaped areas to be provided with underground sprinkler system. Developer has submitted specifications of the exterior lighting fixtures to be used and two photometric options depending on the light pole location both meet our requirements. The developer is making a request under Section E.6. for an exemption from Section E.1.a. to allow the exterior walls to be more than 50% EIFS along with some stone accent. The ULTA Beauty Stores are typically within a mall or in a strip retail center with this being a different situation as a standalone store. This is the corporate branding/image required. I support exemption as I believe that it will not affect the overall image the Crossroads Common Development. Mr. Holden recommends that at the Plan Commission approve the Site Plan for ULTA Beauty as submitted subject to the following:
1. That the project specifications for sewer and water services shall comply with the Village of Plover specifications;
  2. That the sewer and water laterals shall be insulated where installed below hard surfaces. The sewer and water laterals shall be insulated where they cross storm sewer;
  3. The maintenance of the service from the sewer main to the building is the owner’s responsibility;
  4. That the storm sewer ST#1 is required to have a 2’ sump in the bottom of the structure to collect sediment prior to entering the main storm sewer system;
  5. All landscaped areas to be provided with underground sprinkler system;
  6. That the Plan Commission approves the request under Section E.6. for an exemption from Section E.1.a. to allow the exterior walls to be more than 50% EIFS along with some stone accent (note dumpster/recycling enclosure will match stone accent material);
  7. All construction material and debris shall be maintained on the property, and
  8. The property is subject to water and sewer impact fees with issuance of the building permit.

Note- Developed properties within Crossroads Commons are subject to a prorated share of the cost of the Stevens Point Bus Service to the area. (See Village Administrator for additional details.)

**Ms. Galle-Teske moved that the Plan Commission approve the Site Plan for ULTA Beauty as submitted subject to conditions 1-8 noted above being met. Mr. Freund seconded and the motion carried.**

8. Sign Variance – ULTA Beauty – 200 Crossroads Drive. Mr. Holden report states that ULTA Beauty – 200 Crossroads Drive is requesting a Sign Variance to allow signage on three walls of the building with a ground sign or signage on four sides of the building and eliminate the ground sign. The wall signage is based on 1 square foot of per front foot on each of two sides of the building plus the ground sign of 64 square feet. This site would allow 165 square feet of signage on each of two walls. The proposed walls signs are 94.4 square feet each. The Plan Commission previously has looked the total amount of signage requested and compared it to the total amount of signage allowed. The total

allowed wall signage would be 330 square feet plus the ground sign of 64 square feet for a grand total of 394 square feet. The signage on the four walls would be 377.6 square feet eliminating the ground sign. The signage on three walls would be 283.2 square feet plus the ground sign of 64 square feet would be 347.2 square feet. Both options would be less than the allowed signage on the property. Mr. Holden recommends that the Plan Commission approve the Sign Variance for 200 Crossroads Drive as follows:

1. Allow signs on four walls not to exceed 377.6 square feet on the condition that the ground sign is eliminated; or
2. Allow signs on the three walls not to exceed 283.2 square feet along with a ground sign not to exceed 64 square feet.

Mr. Haga asked if ULTA has a preference on the signage they prefer. A representative from ULTA Beauty stated that they would prefer approval on the four signs on the building. Mr. Mahoney stated that staff also recommends the four signs on the building.

**Mr. Haga moved that the Plan Commission approve the Sign Variance for ULTA Beauty, 200 Crossroads Drive allowing signs on four walls not to exceed 377.6 square feet and the ground sign to be eliminated. Mr. Freund seconded and the motion carried.**

Mr. Mahoney stated that the next Plan Commission meeting will be November 14<sup>th</sup> and will include a review of Chapter 5, Agricultural, Natural and Cultural Resources, of the Comprehensive Plan. Please review Chapter 5 prior to the meeting.

9. Mr. Rossier moved to adjourn the meeting at 5:34pm. Mr. Freund seconded and the motion carried.

Submitted by Bonnie Wiczek