

**VILLAGE OF PLOVER
PLAN COMMISSION
NOVEMBER 14, 2016
5:30 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, November 14, 2016, 5:30pm.
2. Approval of the minutes of the meeting of October 31, 2016.

Ms. Galle-Teske moved to approve the minutes of October 31, 2016 as printed. Mr. Freund seconded and the motion carried.

3. Persons wishing to address the Commission.
None.
4. 5:30pm – Go to Public Hearing – Jason Glisczynski, agent for TK & J Storage, to allow self-storage facilities in the M-1 (Light Manufacturing) District on property described as the eastern 175’ of Lot 2, CSM #10782-49062 Village of Plover, at 2560 Forest Drive, Plover, WI. The Secretary read the Public Hearing Notice.

Mr. Rossier moved to close the public hearing. Mr. Haga seconded and the motion carried.

5. 5:30pm - Reconvene for possible discussion and possible consideration of the Jason Glisczynski, agent for TK & J Storage, to allow self-storage facilities in the M-1 (Light Manufacturing) District on property described as the eastern 175’ of Lot 2, CSM #10782-49062, Village of Plover, at 2560 Forest Drive, Plover, WI. Mr. Holden report states that Jason Glisczynski, agent for TK & J Storage, has submitted a Conditional Use request to allow self-storage facilities in the M-1 (Light manufacturing) District on property described as the eastern 175’ of Lot 2 Certified Survey Map #10782-49062, Village of Plover, 2560 Forest Drive, Plover, WI. This property is vacant. The property to the east has self-storage units on it and this would be an extension of that use. The property will need to split by a Certified Survey and a site plan meeting the Village’s requirements and will need to be submitted and approved by the Plan Commission.

Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Conditional Use for Jason Glisczynski, agent for TK & J Storage, to allow self-storage facilities in the M-1 (Light-Manufacturing) District on property described as the eastern 175’ Lot 2, Certified Survey Map #10782-49062, Village of Plover, 2560 Forest Drive, Plover, WI subject to the following:

1. A Certified Survey will need to be submitted to the Plan Commission with final approval by the Village Board to split the existing lot; and
2. That a site plan meeting the Village’s site plan requirements is submitted to and approved by the Plan Commission.

****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Haga moved that the Plan Commission recommend to the Village Board approval of the Conditional Use for Jason Glisczynski, agent for TK & J Storage, to allow self-storage facilities in the M-1 (Light Manufacturing) District on property described as the eastern 175' Lot 2, Certified Survey Map #10782-49062, Village of Plover, 2560 Forest Drive, Plover, WI subject to conditions 1-2 noted above being met. Mr. Freund seconded.**

Mr. Haga asked about the setback for lot 2530-2550 Forest Drive as it appears to be on the property line or very close to it. Mr. Holden stated that he will look for a Certified Survey Map for the placement and report back to the committee **Motion carried.**

Discussion with possible action on the following:

6. Greg Wright – Arts Alliance – Suggestions for assisting with Economic Development with respect to chapter five of the Comprehensive Plan. Mr. Wright stated that recently Arts Alliance changed its name to CREATEportagecounty. The purpose of the alliance is to invest in arts and culture and drive business by driving people to the area. He noted several projects within Portage County with one being the barrel sculptures across the county this past summer. Mr. Wright noted that the Stevens Point Sculpture Park on the north side of Point is a very popular visiting spot for Stevens Point visitors. He felt that creating something similar to this would be a good art investment for the Village of Plover. CREATEportagecounty is working on a Comprehensive Art Plan for the county. Working with our group he would like to see what is specific about Plover to draw people to the area; therefore he is here to offer his services to assure a smart investment. Mr. Mahoney stated that Rollie Lokre (Village Park at Plover owner) expressed over the years interest in this type of project. Mr. Mahoney stated that he would like the Plover Comprehensive Plan to address this as a Portage County plan not just Plover. Mr. Wright stated that there is a large pool of creative artists within the county to draw from. Ms. Galle-Teske stated that she would like to add components to the Korean War Memorial. She stated that the Plover VFW is one of the strongest in the state and could help to enhance upon what we have now. Mr. Haga agreed and stated that he would like to see more branches of the service added to address all branches of the military. Mr. Haga asked if there is any data that provides information on how long you can keep individuals interested. Mr. Wright stated that there is nothing at this time.

Mr. Mahoney asked Mr. Schuler to add language to the Comprehensive Plan and include offer of assistance by CREATE Portage County.

7. Comprehensive Plan. Jeff Schuler, Portage County Planning and Zoning, began discussion on Chapter 5. Mr. Schuler noted that this chapter is very straight forward with not a things changing. Mr. Mahoney asked if it would be appropriate to add a new title “Forest Management” which has become very important and created a lot of conversation with the forest management at Little Plover River Park. He noted that the conversation with the public was very important and a good thing and we need to keep this open to the public. Mr. Mahoney stated that Forest Management will not go through every park and that Little Plover River Park will not be addressed again for 10 years. At this time invasive species has become the major issue in discussion. Mr. Mahoney stated that Forest Management needs to talk about general goals, diversity of wildlife, and species of trees within the parks. Mr. Mahoney suggested to Mr. Schuler to craft language and bring back to the committee as an area useful to get into the plan.

Mr. Holden expressed that there are things in the area not just within the Village of Plover. He noted that there is the Art Center in Stevens Point as well as the Sentry Theatre which are all beneficial to Portage County. He noted that there is cultural diversity throughout Portage County and we need to rebuild language in the cultural area. Mr. Mahoney stated that we need to use Mr. Wright and his organization to brain storm ideas to enhance within the Village of Plover.

Changes:

- Page 71, C Farm Economy and Infrastructure, change Penford Food to Ingredion Inc.
- Page 75, Wisconsin River. Mr. Wolf expressed a concern and would like to see the addition of positive aspects of the river. Mr. Mahoney agreed and stated that Non-point source (NPS) pollution should be addressed.
- Page 76 – Ms. Galle-Teske commented about controlling the white tail deer. Mr. Mahoney stated that it makes good sense to include language in this area. Mr. Schuler to coordinate with what Whiting and Stevens Point are doing. This is a good statement to reduce damage to private property without elimination of the deer population

Mr. Anday expressed future parks and where they will be created. He stated that the new Business 51 needs advertising to point out improvements within the village. Where is the WOW factor to coming to Plover? We need to find the mechanism to make the Village impressive.

8. Reports.

- a. Community Development Manager. Mr. Holden stated that we are over 20 million in new construction. Building permits are at 4 duplexes and 21 single family residential dwellings. The Village is doing very well. Mr. Mahoney stated that William Bayba's development has over half of the lots being sold. He stated that Mr. Bayba is looking to purchase 40 additional acres for development. Talk of an 18 hole golf course would be eliminated if this purchase goes through. Mr. Mahoney stated that there is also talk of another developer looking for 20 acres in the area for development.

Mr. Haga asked if the issues with the blue butterfly have come to an end. Mr. Mahoney stated that there has been a clean bill of health given as regards to the Karner blue butterfly.

Mr. Freund moved to accept the Community Development Manager Report as written. Ms. Galle-Teske seconded and the motion carried.

9. Mr. Rossier moved to adjourn the meeting at 6:34pm. Ms. Galle-Teske seconded and the motion carried.

Submitted by Bonnie Wiczek