

VILLAGE OF PLOVER
PLAN COMMISSION
May 2, 2016
5:00 PM

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

Others Present: Dan Mahoney, Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, May 2, 2016, 5:00pm.
2. Approval of the minutes of the meeting of April 18, 2016.

Ms. Galle-Teske moved to approve the minutes of April 18, 2016 as printed. Mr. Freund seconded and the motion carried.

3. Persons wishing to address the Commission.
None.

Discussion with possible action on the following:

4. Site Plan Review – Midstate Truck – Addition at 2351 Plover Road. Marawood Construction Services has submitted a Site Plan for an addition to Midstate Truck at 2351 Plover Road. The 6,200 sq. ft. addition will expand their truck repair facilities. This property was originally approved in 1989 prior to the site plan review requirements established by the Village of Plover in 1990. The existing architectural façade panels on the Mecca Drive side of the building exceed the minimum 20% accent requirements for the west elevation including the addition. The addition will match the existing building. A new 6” water lateral is shown to provide a supply line for the fire sprinkler system. The Village Water Department shall make the connection to the water main and extend it to the property line with all costs associated paid by the property owner. The water lateral shall be insulated in areas under the driveway/parking lot. The builder will need to provide a fire hose connection at the building which will need to be coordinated with the Village of Plover Fire Chief. The fire hose connection is to be within 150’ of a fire hydrant but in this case the Fire Chief has approved a distance of 175’ due to the location of the hydrant and having access to three sides of the building. The existing dumpster/recycling area will need to be screened. The screening shall be a non-wood type material and the plan shall be submitted to the Community Development Manager for approval. On-site drainage is being directed to a retainage area as shown on the site plan. The original site plan was approved with the customer parking area being asphalt and the other areas as being red granite as shown on the plan. I asked the contractor if asphalt would be provided in front of the new repair area and was told that it was not part of the plan. Plan Commission will need to determine if the area in front of the addition should be provided with asphalt. We are not anticipating an increase in water usage therefore we are not requesting an additional impact fee with the issuance of the building permit. The building addition and the interior alteration are required to comply with the State Building Code. Mr. Holden recommends that the Plan Commission approve the Site Plan for Midstate Truck at 2351 Plover Road subject to the following:
 1. The Village Water Department shall make the connection to the water main and extend it to the property line with all costs associated paid by the property owner. The water lateral shall be insulated in areas under the driveway/parking lot. Contact Village Water Department to schedule installation;
 2. Provide a fire hose connection at the building which will need to be coordinated with the Village of Plover Fire Chief;
 3. The existing dumpster/recycling area will need to be screened. The screening shall be a non-wood type material and the plan shall be submitted to the Community Development Manager for approval; and
 4. That Plan Commission determines if the area in front of the addition shall be provided with asphalt.

(NOTE – The Plan Commission in reviewing previous approved site plans where paving had not been a requirement has required it to be provided for public parking areas. In this case it has already been provided for that area.)

Mr. Mahoney stated that staff did not feel comfortable with a requirement of asphalt paving vs. gravel in the new addition area since the original site plan required asphalt in the parking area with the rest being red granite. Tom Vandehey, Midstate Truck, stated that they now feel more comfortable and will carry the asphalt throughout the area. He also stated that sprinklers will be installed to avoid having to add a fire wall between the existing truck repair and office facility and the new proposed truck repair area.

Mr. Rossier moved that the Plan Commission approve the Site Plan for Midstate Truck, 2351 Plover Road subject to conditions 1-4 above are met with the language for #4 being changed to “That Plan Commission determined the area in front of the addition shall be provided with asphalt”. Mr. Freund seconded and the motion carried.

Jerry Fahrner, Fahrner Asphalt, questioned the installation of signal lights on the corner of Mecca Drive and Plover Road in addition to road improvements in the area. Mr. Mahoney stated that the Village does not own nor maintain the road, but that it is maintained by Portage County Highway Department; therefore the request would need to get into Portage County’s capital improvement area. Mr. Mahoney stated that Mr. Anday did get petitions signed to see road improvements and signal lights in the past. Mr. Mahoney stated pressure needs to be put on the county to get this done. Mr. Fahrner stated that he feels it might be easier to get signal lights in first and follow up with road improvements. Mr. Mahoney stated that he will work with the county to develop an agenda item and have the county let the businesses know of the dates and time to attend the meeting.

5. Mr. Wolf moved to adjourn the meeting at 5:11pm. Mr. Tessmann seconded and the motion carried.

Submitted by Bonnie Wiczek