

**VILLAGE OF PLOVER
PLAN COMMISSION
May 31, 2016
5:00 PM**

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

Others Present: Dan Mahoney, Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, May 31, 2016, 5:00pm.
2. Approval of the minutes of the meeting of May 16, 2016.

Ms. Galle-Teske moved to approve the minutes of May 16, 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. Certified Survey Map – Classic Development Corporation of Plover – Darlington Place. Classic Development Corp. of Plover has submitted a Certified Survey Map located at Darlington Place/Cleveland Avenue/Forest Drive. The CSM consists of 4 Lots and the street dedication of Darlington Place. The CSM complies with the approved master plan for this area and our Minor Subdivision requirements. The Developer and Staff met concerning the drainage easements as shown and as a result of that meeting some technical changes will be made. The final drainage easements shall be approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording. Mr. Holden recommends that the Plan Commission recommend approval of the Certified Survey Map – Classic Development Corp of Plover – Darlington Place to the Village Board subject to technical corrections being approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording.

****RECOMMENDATION TO THE VILLAGE BOARD** Mr. Royce moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Classic Development Corporation of Plover – Darlington Place subject to technical corrections being approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording. Mr. Freund seconded.**

Mr. Mahoney stated that during a meeting with the developer there was a concern with the number of drainage easements that would have the appearance of an extreme V. Staff agreed with the engineer at that meeting to allow some technical changes that would result in a softer drainage easement appearance. Mr. Rossier asked in the 1st development of homes in that area if they all had basements. Mr. Mahoney stated yes. Mr. Holden stated that the Village Engineer Ryan Barz has given his approval to the final drainage easements and that we are waiting for Public Works Manager Bill Konkol to give his approval. Mr. Mahoney stated that when the first couple of homes were built that's when this all came to light. Mr. Holden stated that now when the building inspectors do a Site Plan Review they are to show a drainage easement. Certified Survey Maps will also have notes regarding drainage easements. **Motion carried.**

5. Certified Survey Map – Classic Development Corporation of Plover – Darlington Place. Classic Development Corporation of Plover has submitted a Certified Survey Map located at Darlington Place/Cleveland Ave. The CSM consists of 2 Lots on the south side of Darlington Place. The CSM complies with the approved master plan for this area and our Minor Subdivision requirements. The Developer and Staff met concerning the drainage easements as shown and as a result of that meeting some technical changes will be made. The final drainage easements shall be approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording. Mr. Holden recommends that the Plan Commission recommend approval of the Certified Survey Map – Classic Development Corp of Plover – Darlington Place to the Village Board subject to technical corrections being approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording.

****RECOMMENDATION TO THE VILLAGE BOARD ** Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Classic Development Corporation of Plover – Darlington Place subject to technical corrections being approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording. Mr. Haga seconded.**

Mr. Haga asked why the split in the future rather than now. Mr. Holden stated that there is a limit to the number of lots therefore the request for the larger lot. Mr. Mahoney stated that it is basically a cost issue for the developer. **Motion carried.**

6. Certified Survey Map – Classic Development Corporation of Plover – Cleveland Avenue. Classic Development Corp. of Plover has submitted a Certified Survey Map located on Cleveland Ave. (west side). The CSM consists of 2 Lots. The CSM complies with the approved master plan for this area and our Minor Subdivision requirements. The Developer and Staff met concerning the drainage easements as shown and as a result of that meeting some technical changes will be made. The final drainage easements shall be approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Classic Development Corporation of Plover – Cleveland Avenue (west side) subject to technical corrections being approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording.

****RECOMMENDATION TO THE VILLAGE BOARD ** Mr. Haga moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Classic Development Corporation of Plover – Cleveland Avenue (west side) subject to technical corrections being approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording. Mr. Tessmann seconded and the motion carried.**

7. Certified Survey Map – Classic Development Corporation of Plover – Cleveland Avenue. Classic Development Corporation of Plover has submitted a Certified Survey Map located on Cleveland Ave. (east side). The CSM consists of 2 Lots. The CSM complies with the approved master plan for this area and our Minor Subdivision requirements. The Developer and Staff met concerning the drainage easements as shown and as a result of that meeting some technical changes will be made. The final drainage easements shall be approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording. Mr. Holden recommends that the Plan Commission recommend approval of the Certified Survey Map – Classic Development Corp of Plover – Cleveland Avenue (east side) to the Village Board subject to technical corrections being approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording.

****RECOMMENDATION TO THE VILLAGE BOARD **** Mr. Tessmann moved that the Plan Commission recommend to the Village Board approval of the Certified Survey Map – Classic Development Corporation of Plover – Cleveland Avenue (east side) subject to technical corrections being approved by Public Works Manager Bill Konkol and Village Engineer Ryan Barz prior to recording. Mr. Wolf seconded and the motion carried.

8. Comprehensive Plan Update. Chapter 3 – Transportation Element. Mr. Mahoney stated that he and Mr. Davies attended a DOT Public Informational Meeting on I39/CTH B interchange on May 24th and noted that there are concerns with business property owners in regards to the amount of property that they will lose due to the roundabout at this intersection. DOT is to look at this area and come back to the Village on an option to minimize the takeover of property from current business owners. Mr. Davies noted that discussion regarding flow of storm water to Lake Pacawa was discussed. Mr. Haga noted that a pedestrian crossing will be built going under the interchange.

Mr. Tessmann asked if small graphics could be implemented into the Plan to show rather than just give figures, i.e., snapshot of how Business 51 will look, snapshot of 54 corridor. Mr. Schuler liked the idea and will get appropriate graphics and bring back for approval. Suggestion was to look at a design for left/right turn lanes at the intersection by Ministry Health. Mr. Schuler stated that this should be brought up at the meeting next month on Chapter 4 Utilities.

Mr. Schuler held a discussion on Chapter 3 “Transportation Element”. He noted that being unavailable last week some of the vehicle volumes are missing. He will implement those figures and the committee can address at the final update on this chapter. *Page 36 “County Road B”* – Mr. Schuler to work in some language on the importance of B in the Village. Third paragraph “CTY Rd B is in need of reconstruction from I-39 to the STH (insert 54 after STH) *Page 37* bullet point “The CTY Rd HH Bridge over I-39 should be reconstructed to improve traffic safety and visibility. Mr. Mahoney suggested looking at the entire interchange. Discussion on the intersection of Hoover/HH was discussed due to traffic volumes. Mr. Mahoney suggested that the possibility of newer signal technology be explored to handle increased traffic volumes. *Page 38 B Bridges* second paragraph “Reconstruction, replacement, or rehabilitation of these structures will become necessary when improvements are made to Business 51. *D. Trucking:* last line change Eisenhower to R. *Page 43 Transportation Issues/Conclusions* – A. Add – Infrastructure is maintained in good condition. B. Add inter-urban area transit system. *Page 45* 8. Jeff to take a shot at language for this area. He will also look for creative solutions to reword language in 9.

Next Comprehensive Plan Update meeting July 18th.

9. Mr. Haga moved to adjourn the meeting at 6:54pm. Mr. Tessmann seconded and the motion carried.

Submitted by Bonnie Wiczek