

VILLAGE OF PLOVER
PLAN COMMISSION
August 15, 2016
5:30 PM

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

Members Excused: Al Haga

Others Present: Richard Holden

1. Mr. Davies called the Plan Commission to order on Monday, August 15, 2016, 5:30pm.
2. Approval of the minutes of the meeting of August 1, 2016.

Mr. Freund moved to approve the minutes of August 1, 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. 5:30pm – Go to Public Hearing – Roger Johnson request to rezone property described as being Lot 23, Assessor’s Plat 2, known as 2550 Plover Road, from B-2 (General Business District) to B-4 (Highway Business District) to allow for automotive car sales. The Secretary read the Public Hearing Notice. Mr. Holden stated that Mr. Johnson has submitted a request to rezone property described as being Lot 23, Assessor’s Plat 2, known as 2550 Plover Road, from B-2 (General Business District) to B-4 (Highway Business District) to allow for automotive car sales. The properties to the west, east and south are zoned B-2 General Business District. The property to the north is zoned R-6 Multifamily District. The property has an existing Conditional Use for an oil lube facility (automotive service) which was issued in 2004. The property owner has not been able to lease the building for this specific use. The owner now wants to change the use to automotive sales and service which requires the property to be zoned B-4. The request for this use is reasonable.

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

5. 5:33pm - Reconvene for possible discussion and possible consideration of the Roger Johnson request to rezone property described as being Lot 23, Assessor’s Plat 2, known as 2550 Plover Road, from B-2 (General Business District) to B-4 (Highway Business District) to allow for automotive car sales. Mr. Holden recommends subject to the Public Hearing that the Plan Commission recommend to the Village Board approval of the request to rezone property described as being Lot 23, Assessor’s Plat 2, known as 2550 Plover Road, from B-2 (General Business District) to B-4 (Highway Business District).

*****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the request to rezone property described as being Lot 23, Assessor’s Plat, 2550 Plover Road, from B-2 (General Business District) to B-4 (Highway Business District). Mr. Freund seconded.**

Mr. Davies asked how many cars can be parked in the front and will they fit. Mr. Johnson stated that the front will hold six vehicles with more parking in the back. Driveway will be paved within the timeframe of 12 months. **Motion carried.**

6. 5:35pm – Go to Public Hearing – Roger Johnson request for a Conditional Use to allow automotive sales and service, subject to rezoning the property to B-4 (Highway Business District) at 2550 Plover Road, Plover, WI. The Secretary read the Public Hearing notice.

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

7. 5:37pm – Reconvene for possible discussion and possible consideration of the Roger Johnson request for a Conditional Use to allow automotive sales and service, subject to rezoning the property to B-4 (Highway Business District), at 2550 Plover Road, Plover, WI. Mr. Holden stated that Mr. Johnson has submitted a request for a Conditional Use to allow for automotive car sales and service for property located at 2550 Plover Road. The Conditional Use is subject to the property being rezoned to B-4 Highway Business District. The property has an existing Conditional Use for an oil lube facility (automotive service) which was issued in 2004. The property owner has not been able to lease the building for this specific use and is now requesting to expand the use to automotive sales and service. Mr. Holden recommends subject to the Public Hearing that the Plan Commission recommend to the Village Board approval of the Conditional Use to allow automotive sales and service at 2550 Plover Road subject to the following: 1) That the Village Board approves the rezoning from B-2 General Business District to B-4 Highway Business District; and 2) That the Plan Commission approves a site plan for automotive sales and service.

*****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Rossier moved that the Plan Commission recommend to the Village Board approval of the Conditional Use request to allow automotive sales and service at 2550 Plover Road with conditions 1 and 2 noted above being met. Mr. Tessmann seconded and the motion carried.**

8. Site Plan Revision – Roger Johnson – Automotive Sales & Service, 2550 Plover Road, Plover, WI. Mr. Holden stated that Mr. Johnson has submitted a request for a Conditional use to allow for automotive car sales and service for property located at 2550 Plover Road. The Conditional Use is subject to the property being rezoned to B-4 Highway Business District. The property has an existing Conditional Use for an oil lube facility (automotive service) which was issued in 2004. The Site Plan submitted shows the existing facility and blacktopped areas which were part of the original site plan for this property. A house was razed from this property which is where the 80'x80' crushed concrete is located. The owner will pave this area within 12 months of receiving approval. An improved driveway will be installed off of South Drive. This driveway will need to be provided with curbed radii per Village specifications and will need additional drainage/swale work to be approved by the Public Works Manager as part of the driveway permitting. If additional exterior lighting is provided it will be required to be provided with cutoffs such the light is contained within the property. The plan shows vehicle display in front of the building on the existing blacktopped area with the balance of the display at the rear of the property. Mr. Johnson will be adding bushes along the north edge of the paved area to provide some screening from the residential property to the north. The existing building will not be changed. Mr. Holden recommends that the Plan Commission approve the Site Plan for Roger Johnson, 2250 Plover Road, subject to the following:
 - 1) That the Village Board approves the rezoning to B-4 Highway Business District and the Conditional use to allow automotive car sales and service;
 - 2) That the 80'x80' display area be blacktopped within 12 months of approval;

- 3) That the improved driveway to be installed off of South Drive is provided with curbed radii per Village specifications and will need additional drainage/swale work to be approved by the Public Works Manager as part of the driveway permitting;
- 4) That if additional exterior lighting is provided it will be provided with cutoffs such that the lighting is contained within the property; and
- 5) No exterior storage other than the vehicles on display for sale.

Mr. Rossier asked if the property on the east end is the property is the only parcel with a house on it and have they been notified. Mr. Holden stated that the building is to be raised at some point in time and is owned by Al & Tammy Jankowski. Mr. Jankowski was present and stated that they have no issues with the site plan request. This parcel is zoned B-2.

Mr. Freund moved that the Plan Commission approve the Site Plan Revision for Roger Johnson, 2250 Plover Road, subject to conditions 1-5 noted above being met. Ms. Galle-Teske seconded and the motion carried.

9. Master Plan Revision – John Noel – Accessory Building (Car Barn) – 3045 True North Trail. Mr. Holden stated that Stacy Nee, KYE Studios, has submitted a revised Master Plan for the Noel Planned Development District to show the location of a proposed accessory building (car barn) on the property located at 3045 True North Trail. Mr. Nee was not present at the meeting due to an illness. Mr. Holden attached a copy of the Conditions and Restrictions for this District which requires the Master Plan be revised to show the proposed accessory building footprint and that the Plan Commission and Village Board need to approve the Master Plan. Mr. Holden attached part of the original Master Plan that shows an accessory building (service complex) with a foot print of 16,000 square feet located off the end of River Bend Drive which is now being relocated per the new Master Plan to the south east corner of the property and increased to 21,567 square feet. The proposed accessory building complies with the Conditions and Restrictions for setback requirements and height restrictions. The general design plans have been included for information only. This is a residential structure, however it may be repurposed in the future and we have suggested that the design should take that into consideration. The Plan Commission and the Village Board will only be approving the revised footprint as part of the Master Plan. Mr. Holden recommends that the Plan Commission recommend to the Village Board approval of the revised Master Plan for the Noel Planned Development District at 3045 True North Trail.

*****RECOMMENDATION TO THE VILLAGE BOARD*** Mr. Freund moved that the Plan Commission recommend to the Village Board approval of the Revised Master Plan for the Noel PDD at 3045 True North Trail. Ms. Galle-Teske seconded.**

Mr. Rossier asked if the only thing that is changing from the original Master Plan is the size of the structure. Mr. Holden stated that is correct. Mr. Holden stated the structure meets all requirements and at tonight's meeting we are approving only the Revised Master Plan not a building for approval. Mr. Holden stated that the Plan Commission along with the Village Board will need to approve the footprint or location of the structure. **Motion carried.**

10. Comprehensive Plan Discussion. Jeff Schuler, Portage County Planning & Zoning Director, handed out an information sheet on projected population estimates thru 2040 (copy attached). Mr. Anday discussed concerns that came out of a group study on demographics of the Stevens Point Area Public School District. Suggestion was that the Village needs to address a 30 acre parcel be set aside for a new elementary/secondary school if that would be dictated with the next 20 years. Mr. Schuler suggested that the language within the Comprehensive Plan state that the Village establish and maintain consistent

dialogue/communication with the Stevens Point School District for possible future development within the school district.

Mr. Davies noted that the Village formed a 501(c)(3) entity called Celebrate Plover Foundation, Inc. The purpose of the foundation is to provide tax deductible opportunities to businesses and individuals who wish to support Celebrate Plover and the improvements planned for Lake Pacawa and other public spaces in Plover that support community events. Mr. Schuler will implement into the Parks and Recreation area.

Mr. Schuler stated that the City of Stevens Point has formed a Biking Path Advisory Committee to address biking and sidewalk multipurpose trails. He thought that this would be a good idea for the Village to pursue.

Mr. Anday stated that we need to address cultural & diversities in the Plan. Mr. Schuler stated that this should be addressed in Chapter 1 "Issues and Opportunities". Mr. Schuler will look at language that will be appropriate for this issue.

Mr. Schuler asked if the group would like to review chapters 1-4 and finalize any changes before moving onto chapters 5-8. Group felt this would be a good idea. Next meeting will cover revisions to chapters 1-4 and approval of finalization to those chapters.

11. Reports.

- a. Community Development Manager. Mr. Holden stated that we are at 15.4M in new construction. Just short of last year at this time. We are doing very well. Building permits have been issued for 2 duplexes and 10 single family dwellings including one in the Village Wood Pointe Subdivision area. Numerous projects have had site plan review approval and now are waiting for submittal of building permits.

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

12. Mr. Rossier moved to adjourn the meeting at 7:02pm. Mr. Wolf seconded and the motion carried.

Submitted by Bonnie Wiczek