

VILLAGE OF PLOVER  
PLAN COMMISSION  
November 30, 2020  
5:00 p.m.

Members Present: Tom Davies, Steve Worzella, Sherri Galle-Teske, Pat Freund, Josh Winter, Al Haga, Al Tessmann

Others Present: Steve Kunst, Orv Damrau, Steve Fritz, Dan Mahoney

1. Mr. Davies called the meeting to order at 5:00 p.m.
2. Ms. Galle-Teske moved and Mr. Freund seconded approval of the minutes of November 16, 2020 as printed. Motion carried.
3. There were no persons wishing to address the Commission.

**4. Site Plan Review – McDill Elementary Parking Lot – 2516 School St.**

Mr. Kunst reviewed the request, noting it is part of a larger building addition project. The McDill school property is in the Village of Whiting and the Village of Plover. This request would be adding a few parking stalls into Village of Plover property. Mr. Kunst recommends approval with the condition that concrete curb returns be installed at each access point to School Street, per Village standards.

**Mr. Haga motioned and Mr. Worzella seconded to approve the Site Plan with recommended conditions. Motion carried.**

**5. Site Plan Review – Dollar General – 1801 Post Rd.**

Mr. Kunst reviewed the request for Dollar General to build a new store noting the subject property also falls within the Village's Post Road Design Overlay district, providing the Plan Commission some flexibility. Kunst noted the proposal calls for a standard, corporate building concept with the addition of accent material on the north side of the building to meet Village standards. Kunst noted the proposed parking lot is also a corporate standard which does not meet traditional Village requirements, but because this site is in the overlay district, the Plan Commission can approve less parking. Mr. Mahoney stated the Village typically requires foundation plantings as part of the landscape plan, but the proposal does not include any. Mahoney recommended a revised landscape plan be submitted and approved by the Community Development Manager. Kunst recommended approval of the site plan conditioned on the following items:

- Rooftop equipment shall be screened from view for the elevation facing Post Road.
- A sidewalk connection be added to connect the parking lot to the future Post Road sidewalk.
- Staff shall monitor the parking lot for one year, beginning at the time of occupancy, to determine whether additional parking is necessary.
- Signage shall follow standard Village sign codes.
- Submittal of a revised landscape plan for approval by the Community Development Manager

**Ms. Galle-Teske motioned and Mr. Freund seconded to approve the Site Plan with recommended conditions. Motion Carried.**

**6 Site Plan Review – Plover Motorsports – 2450 Plover Rd.**

Mr. Kunst reviewed the request for Plover Motorsports for a building addition on the west side of their Plover Road facility. Mr. Kunst recommended approval as presented.

**Mr. Haga motioned and Mr. Worzella seconded to approve the Site Plan as presented. Motion carried.**

Mr. Haga stated a resident inquired about the progress on the Ruesch storage facility on River Dr. in regards to the fence which was to go up. Mr. Kunst stated he was informed the fencing materials have been ordered and are waiting for delivery. Kunst clarified there was not a timeline in the original project approval for completing the fence installation, noting building permits are valid for two years. It was discussed that future requests such as this should include a timeline. The driveway and sidewalks have been repaired. Mr. Haga also stated he was told vehicles are being worked on at that facility. Mr. Kunst stated that is an enforcement issue that will need to be addressed.

**7. Mr. Freund motioned and Mr. Worzella seconded to adjourn at 5:21 p.m.**

Submitted by Tammy Wojtalewicz