

VILLAGE OF PLOVER
PLAN COMMISSION

April 5, 2021

5:30 p.m.

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

Others Present: Steve Kunst, Steve Fritz, Dan Mahoney, Roy Hopfensperger, Gary Wolf, Ryan Barz

1. Mr. Davies called the meeting to order at 5:30 p.m.
2. Mr. Freund moved and Ms. Galle-Teske seconded approval of the minutes of March 1, 2021 as printed. Motion carried.
3. There were no persons wishing to address the Commission

4. 5:30 p.m. – Go to Public Hearing – Craig Pacyna request for a Conditional Use to allow the construction of an accessory building greater than 900 sq. ft. in area with a side wall height greater than nine feet and within the front yard at 631 Airline Rd.

Mr. Kunst reviewed the request to replace an existing building with a new 1,200 square foot accessory building with 10-foot side wall heights in the front yard.

Staff recommends approval with the following conditions:

- Exterior materials shall match the existing residence.
- Final front yard setback is a minimum of 20 feet.
- Area between north side overhead door and Airline Road shall be seeded with grass or landscaped unless approved by the Public Works committee for a second driveway in the future.

Mr. Freund motioned and Mr. Winters seconded to close the public hearing. Motion carried.

5. Reconvene for possible discussion and possible consideration of the Craig Pacyna request for a Conditional Use to allow the construction of an accessory building greater than 900 sq. ft. in area with a side wall height greater than nine feet and within the front yard at 631 Airline Rd.

Mr. Haga suggested moving one of the windows from sidewall C to sidewall D to make it more aesthetically pleasing. He emphasized it is not a requirement, just a suggestion.

******RECOMMENDATION TO VILLAGE BOARD **** Mr. Freund motioned and Mr. Haga seconded to recommend approval of the request for the Craig Pacyna request for a Conditional Use to allow the construction of an accessory building greater than 900 sq. ft. in area with a side wall height greater than nine feet and within the front yard at 631 Airline Rd. with staff recommendations. Motion carried.**

6. 5:35 p.m. – Go to Public Hearing – Washington Mannor LLC request for a Conditional Use to allow for a Short-Term Rental facility at 3020 Washington Ave.

Mr. Kunst reviewed the request to operate a short-term rental at 3020 Washington Ave.

Staff recommends approval with the following conditions:

1. No person(s) shall maintain, operate, or offer a short-term rental for less than seven (7) days per

stay.

2. No person shall maintain, operate, or offer a short-term rental for more than 180 consecutive days in calendar year.
3. Total occupancy of a short-term rental shall be determined by the Village Building Inspector, pursuant to applicable federal, state, or local regulations.
4. All vehicles associated with a stay at a short-term rental shall be parked on a hard surface, pursuant to Village standards, onsite. No street parking shall be permitted.
5. No recreational vehicles, campers, tents, or other temporary lodging arrangement shall be permitted in conjunction with a short-term rental. Any ancillary recreational vehicles associated with a short-term rental stay (e.g. ATV/UTV, boat, snowmobile) shall remain trailered and parked on a hard surface.
6. There shall be no excessive noise, fumes, glare, light or vibrations generated as a result of short-term rental. Village quiet hours are from 10:00 PM to 6:00 AM.
7. Signage associated with a short-term rental shall be limited to four (4) square feet in area.
8. Refuse/recycling containers larger than standard residential containers (i.e. dumpsters) shall be screened in a method approved by the Community Development Manager.

Mr. Mahoney commented that this property was formerly used as a community based residential facility for which the Police Department would receive numerous calls. This is a better fit in regard to the Police Department.

Mr. Freund motioned and Mr. Tessmann seconded to close the public hearing. Motion carried.

7. Reconvene for possible discussion and possible consideration of the Washington Manor LLC request for a Conditional Use to allow for a Short -Term Rental facility at 3020 Washington Ave.

******RECOMMENDATION TO VILLAGE BOARD **** Mr. Tessmann motioned and Mr. Haga seconded to recommend approval of the request for the Washington Manor LLC Conditional Use to allow for a Short-Term Rental facility at 3020 Washington Ave. with recommendations. Motion carried.**

8. Certified Survey Map – Worzella & Son, Inc. – 1750 Pleasant Dr.

Mr. Kunst reviewed the request noting it represented a series of lot line adjustments as part of a future development and recommends approval as presented.

Mr. Mahoney requested that wording be added to the certified survey map indicating the dedication of the right of way currently identified in the survey as “exception” areas.

******RECOMMENDATION TO VILLAGE BOARD **** Mr. Tessmann motioned and Mr. Freund seconded to recommend approval of the request for the Certified Survey Map – Worzella & Son, Inc. – 1750 Pleasant Dr. with the change to show the dedicated right of way. Motion carried.**

9. Mr. Tessmann motioned and Mr. Worzella seconded to adjourn at 5:47 p.m.

Submitted by Tammy Wojtalewicz