

VILLAGE OF PLOVER  
PLAN COMMISSION

July 1, 2020

5:30 p.m.

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

Members Excused: Pat Freund

Members Unexcused:

Others Present: Steve Kunst, Orv Damrau, Steve Fritz, Dan Mahoney, Emily Ley, Adam Raabe, Gary Wolf, Mike Helmrich

1. Mr. Davies called the meeting to order at 5:30 p.m.
2. Ms. Galle-Teske moved, and Mr. Winters seconded approval of the minutes of June 17, 2020 as printed. Motion carried.
3. There were no persons wishing to address the Commission.
4. 5:30 p.m. – Go to Public Hearing – Kurt Bergman, agent for Bergman Investments LLC, request to rezone Lots 58, 60, 61, 67,68, and 69 of Plover Assessor's Plat #6 from R-4 (Single/Two Family Residential District) and B-2 (General Business District) to PDD (Planned Development District) for duplex development – 2850, 2860, 2870 Gilman Dr., 2200 Okray Ave., and 2211 & 2221 Post Rd.

Ms. Wojtalewicz read the hearing notice. Mr. Kunst noted that this agenda item was only regarding rezoning. He reviewed the request and recommended approval with the following conditions:

- Formal site plan approval by the Plan Commission
- Approval of a Certified Survey Map for the subject property

Residents inquired where the roads would go and the impact on traffic as well as if the duplexes would be renter or owner-occupied and if a buffer would be provided.

Mr. Mahoney explained that the determination of road placement, etc. will be covered in the next step at a later meeting if the zoning change request goes through today. Mr. Kunst explained possibilities regarding the road and stop signs. Mr. Bergman indicated that the properties would be renter-occupied with rents in the \$1200-\$1700 range. Mr. Davies reminded everyone that this agenda item is only regarding rezoning. Mr. Haga commented that changing the zoning would reduce the intensity of permitted uses in the area. Linda Suchon, 2820 Gilman, asked how this would impact her property tax. Mr. Mahoney stated they don't expect any changes in regard to her property assessment due to this project. Margaret Brooks, owner of a lot at 2830 Gilman, was concerned how this would affect her lot. She does not want to be limited to putting a duplex on it.

Mr. Mahoney stated this change would not affect her zoning. Mr. Haga inquired about snow removal. Mr. Kunst advised that will be reviewed in the subsequent site plan review.

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

**5. Reconvene for possible discussion and possible consideration of the Kurt Bergman, agent for Bergman Investments LLC, request to rezone Lots 58, 60, 61, 67,68, and 69 of Plover Assessor's Plat #6 from R-4 (Single/Two Family Residential District) and B-2 (General Business District) to PDD (Planned Development District) for duplex development – 2850, 2860, 2870 Gilman Dr., 2200 Okray Ave., and 2211 & 2221 Post Rd.**

**\*\*\*\*RECOMMENDATION TO VILLAGE BOARD \*\*\*\*Mr. Haga motioned and Mr. Winter seconded to approve the request with the staff recommended conditions. Motion carried.**

6. Certified Survey Map – Central Staking – Gilman Dr.

Mr. Kunst reviewed the request and recommended approval with the following conditions:

- Approval of the Planned Development District rezoning application
- Proposed Lot 3 shall be combined with the adjacent lot to the north (Lot 59)

**Mr. Haga motioned and Mr. Winter seconded to to approve the certified survey map with conditions. Motion carried.**

7. Site Plan Renewal – Monogram Appetizers LLC Parking Lot Expansion – 1320 Post Rd.

Mr. Kunst reviewed the request noting it was previously approved in 2018, but not constructed within the required one-year timeframe and recommends approval with the following conditions:

- The green space shown on the original approval along the east property line be maintained for a natural screening for the residential properties.
- Any alterations to the Stormwater Management Plan be approved by the Village Engineer.
- Any additional lighting shall be submitted for approval by the Community Development Manager.

**Mr. Haga motioned and Mr. Worzella seconded to approve the request with the past and present recommendations. Motion carried.**

9. Mr. Worzella motioned and Mr. Tessmann seconded to adjourn at 5:55pm. Motion carried.

Submitted by Tammy Wojtalewicz