

VILLAGE OF PLOVER
PLAN COMMISSION
July 15, 2020
5:30 p.m.

Members Present: Tom Davies, Al Tessmann, Al Haga, Josh Winter

Members Excused: Pat Freund, Sherri Galle-Teske, Steve Worzella

Others Present: Steve Kunst, Orv Damrau, Steve Fritz, Gary Wolf, Mike Helmrich

1. Mr. Davies called the meeting to order at 5:30 p.m.
2. Mr. Haga moved, and Mr. Winters seconded approval of the minutes of July 1, 2020 as printed. Motion carried.
3. There were no persons wishing to address the Commission.

4. Certified Survey Map – Jackson Case (Moto Mart) – 2930 Post Rd.

Mr. Kunst reviewed the request noting it was a parcel combination as part of a future site plan modification for the Moto Mart, and recommended approval.

Mr. Haga motioned and Mr. Winter seconded to approve the request. Motion carried.

5. Certified Survey Map – Classic Development Corp & Brandon Stampfli – Torrey Pines Way/West Copperleaf Court

Mr. Kunst reviewed the request indicating it represented the area for the third phase of the Arbor Haven subdivision and recommends approval. Mr. Winter clarified the address identified in the staff report was incorrect.

Mr. Haga motioned and Mr. Tessmann seconded to approve the request. Motion carried.

6. Site Plan Review – Jakob Gavin – Multifamily Residential Development – 3541 Evergreen Dr.

Mr. Kunst reviewed the request noting it meets or exceeds minimum dimensional zoning standards. He recommends approval with the following conditions:

- Formal landscape plan for approval by the Community Development Manager.
- Formal sewer service plan for review by the Utility Committee/Village Board.
- Final stormwater management approval by the Village Engineer.
- Submittal of dumpster enclosure rendering.
- Any lighting shall use 90 degree/cutoff fixtures and light shall not extend beyond the property lines.
- Concrete curb returns on the driveway, per Village standards.
- Exterior design includes 20% accent material on the north façade of both buildings.

Mr. Haga motioned and Mr. Winter seconded to approve the site plan with the recommended conditions. Motion carried.

7. Reports

a. Community Development Manager

Mr. Kunst reviewed the report. Mr. Haga stated he had driven past the Swiderski Development and noticed the dumpster enclosure be worked on. He asked Mr. Kunst to follow up with them to confirm it is being done correctly. Mr. Kunst will follow up. Mr. Tessmann asked about the activity at the Shopko/Youngers building. Mr. Kunst stated things are moving forward.

Mr. Tessmann motioned and Mr. Haga seconded to approve the report. Motion carried.

9. Mr. Tessmann motioned and Mr. Haga seconded to adjourn at 5:43pm. Motion carried.

Submitted by Tammy Wojtalewicz