

VILLAGE OF PLOVER
PLAN COMMISSION
August 31, 2020
5:30 p.m.

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

Members Excused: Pat Freund

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

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

4. 5:30 p.m. – Go to Public Hearing – CC4 Investors LLC rezoning request to amend the site plan for construction of three detached garages – 3055 Village Park Rd. and 1740 Park Ave.

Ms. Wojtalewicz read the public hearing notice. Mr. Kunst reviewed the request stating the project was originally approved last year. The developer would now like to add three additional garages for tenants, necessitating the rezoning procedures. Staff is generally supportive of the garages; however, additional information is needed. Mr. Kunst indicated this amendment would result in a loss of parking spaces from the originally approved plan, which was already less than typical code requirements. Further, detailed plans for the garages were not provided. Mr. Winters indicated concern about overflow parking in surrounding areas. Victor Anderson of Lokre Co. stated they are in the process of purchasing the distillery building adjacent to this project. The distillery area will become common area for the apartments. Mr. Kunst read an email he received today from Bone & Joint indicating they are not in favor of the proposed rezoning of the property as they feel it opens the door for other types of detached garages to potentially be built in the area, that could potentially pose other issues in the future. Mr. Kunst would like to refer this item back to staff until the following items are addressed:

- Submittal of a parking plan addressing both the apartment and current distillery properties
- Submittal of building plans for the proposed garages
- Submittal of a Certified Survey Map for a lot line adjustment allowing for minimum setbacks to be met.

Ms. Galle-Teske motioned and Mr. Worzella seconded to close the public hearing.

5. Reconvene for possible discussion and possible consideration of the CC4 Investors LLC request to amend the site plan for construction of three detached garages – 3055 Village Park Rd. and 1740 Park Ave.

Mr. Haga motioned and Mr. Worzella seconded to send this request back to staff to gather more information before a recommendation is made. Motion Carried.

6. Certified Survey Map – Todd Rice – 1400 Contractors Blvd.

Mr. Kunst reviewed the request indicating they are looking to divide the existing property and create a zero-lot line facility, consistent with the recent rezoning decision. Staff recommends approval of the CSM as presented.

Mr. Haga motioned and Mr. Winter seconded to approve the Certified Survey Map. Motion carried.

7. Site Plan Review – Monk’s Bar & Grill Outdoor Patio – 1400 Commerce PI

Mr. Kunst reviewed the request. Monk’s Bar & Grill is requesting to add a small patio area as well as convert a storage area to seating. The request meets Village code. Mr. Davies indicated this had been approved as part of the original site plan review, but since they had not moved forward on it until now, they needed to resubmit the request. Mr. Kunst recommended approval with the following conditions:

- Monk’s shall amend their alcohol license to include the proposed patio area.
- Any new lighting shall be submitted for approval by the Community Development Manager.

Mr. Haga commented that with the increase in outdoor dining, the Village might want to be consider addressing trash, such as napkins blowing into the ditch, in the Village ordinance, if it isn’t already.

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

Discussion with possible action on the following:

8. Short-Term Rental Ordinance Discussion

Mr. Kunst indicated that Village Board members and staff have received concerns from residents regarding short-term rentals in the Village. The state of Wisconsin does not allow municipalities to prohibit short-term rentals provided they meet certain conditions related to duration, frequency, and licensing. Kunst noted noise and parking are the primary concerns identified by residents. Mr. Kunst presented some potential short-term rental standards for feedback from the Commission. Residents from River Drive in the Village were present who shared their concerns on this issue regarding noise at all hours, people urinating off the deck, and an excessive number of vehicles parked on the street. Additionally, they voiced safety concerns due to the people staying at the Airbnb speeding down the road as well as constantly having campfires which could potentially not be put out properly. It was indicated that these issues are getting progressively worse. Rarely is there just one family staying at the short-term rental. The “guests” are usually there for 2-3 days at a time, and rarely longer. Mr. Damrau stated the owner should live on the property. It was discussed how this would be determined, especially with those people having a winter and summer home. It was suggested that they live there more than 50% of the time or determine by where they are registered to vote. Other ideas to potentially add to an ordinance would be

requiring a minimum of seven day rentals, parking onsite on hard surfaces, licensing, inspections, proof of insurance, and occupancy limits.

Mr. Wolf lives on River Drive and has seen the issues as well. He would like to be sure that it is differentiated between an Airbnb that is owner occupied and a residential residence, so that if someone at a residential residence is having a lot of out of town guests, such as for a wedding, they may have more cars at their home. Mr. Haga commented that the wording in item e. of Mr. Kunst's recommendation addresses a lot of items: "There shall be no excessive noise, fumes, glare, or vibrations generated as a result of the short-term rental. Village quiet hours are from 10:00 PM until 6:00 AM." It was stated that violations are complaint driven. If people don't complain, we don't know there is an issue. Mr. Kunst indicated he will put together a draft ordinance for the Plan Commission to consider at their September 14th meeting. It was confirmed that currently the option for Village residents when encountering an issue (noise, excessive parking, etc.) with a short-term rental is to call the police.

9. Mr. Haga motioned and Mr. Winter seconded to adjourn at 6:26 p.m. Motion Carried.

Submitted by Tammy Wojtalewicz