

VILLAGE OF PLOVER
PLAN COMMISSION
August 5, 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, Adam Raabe, Dan Mahoney

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 July 15, 2020 as printed. Motion carried.

3. Persons wishing to address the Commission.

Mr. Kunst reminded everyone the next set of meetings will return to Monday evenings.

Mr. Kunst also stated the Village has received several concerns/complaints regarding short-term rentals in the Village of Plover. Kunst noted the Village does not currently regulate short-term rentals, but recommends doing so and will be bringing something for the Commission to review in the near future. Mr. Mahoney said the Stevens Point Convention and Visitors Bureau has also approached him on this because technically the property owners with short-term rentals should be paying room taxes. Mr. Haga asked why we would be going back to the Monday night meetings. He likes having them the same day as the Village Board. Mr. Mahoney stated they are comfortable going back to the original schedule. People will be wearing face coverings and other committees need to meet again as well.

4. **5:30 p.m. – Go to Public Hearing – Otter Lake Cottage LLC request to rezone Lot 2 of CSM #6694-24-217 from M-1 (Light Manufacturing) to PDD (Planned Development District) for a zero lot line building – 1400 Contractor’s Blvd.**

Ms. Wojtalewicz read the public hearing notice. Mr. Kunst reviewed the request indicating it is consistent with surrounding zoning while providing the ability to create a zero-lot line building maintaining the same permitted and conditional uses and recommends approval of the rezoning as presented.

Mr. Haga motioned and Mr. Tessmann seconded to close the public hearing.

5. **Reconvene for possible discussion and possible consideration of the Otter Lake Cottage LLC request to rezone Lot 2 of CSM #6694-24-217 from M-1 (Light Manufacturing) to PDD (Planned Development District) for a zero lot line building – 1400 Contractor’s Blvd.**

Mr. Haga commented this is not an uncommon thing to divide it and is similar to other things approved.

******RECOMMENDATION TO VILLAGE BOARD ****Mr. Haga motioned and Mr. Tessmann seconded to approve the rezoning request as presented. Motion carried.**

6. 5:35 p.m. – Go to Public Hearing – James Bembeneck request for a Conditional Use to allow the construction of an accessory building resulting in over 900 sq. ft. in total accessory building area at 2111 Easlan Dr.

Ms. Wojtalewicz read the public hearing notice. Mr. Kunst reviewed the request indicating the proposed building is within normal code allowances; however, when combined with the existing small shed onsite the overall accessory building area is greater than 900 square feet. James Bembenek, owner of 2111 Easlan stated he wants to keep the current shed on his property. Paul Kostuchowski was concerned that there was already a concrete slab put down and questioned the size of the project. Mr. Kunst stated there had been some miscommunication between the contractor and the resident and work was started without the permit. Mr. Haga clarified that the reason this request came before the Commission is the small shed. If Mr. Bembenek tears it down, he doesn't have to come before the commission. He is not building anything out of the ordinary. Mr. Kunst recommends approval with the following conditions:

1. Exterior materials shall be consistent with the existing residence.
2. Formal building plans be submitted to Building Inspectors.
3. Any future driveway shall be reviewed by the Public Works Committee.

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

7. Reconvene for possible discussion and possible consideration of the James Bembeneck request for a Conditional Use to allow the construction of an accessory building resulting in over 900 sq. ft. in total accessory building area at 2111 Easlan Dr.

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

Discussion with possible action on the following:

8. Vacating a portion of Pine St.

Mr. Kunst reviewed the request by noting the portion of Pine Street in question represents unimproved right-of-way without any utilities and is unlikely to ever be developed due to the Village of Whiting Well Field. Mr. Haga agrees with Mr. Kunst's assessment. Kunst indicated the process is being run by the Village, but is at the request of resident. Any fees incurred by the Village would be passed along to the applicant.

Mr. Haga moved and Mr. Winter seconded to approve proceeding with the Vacating process conditioned on all costs incurred by the Village being billed to the individual requesting the vacation. Motion carried.

9. Final Plat – Arbor Haven Subdivision Phase 3

Mr. Kunst reviewed the request as a revised Final Plat incorporating the right-of-way changes to the future Torrey Pines way along with the addition of two lots and recommends approval with the following conditions:

- Road names shall be verified through Portage County Emergency Management and the Village.
- Any necessary grading, lighting, and utility plans shall be reviewed by the appropriate Committees and or staff members.

Mr. Haga moved and Mr. Winter seconded to approve the Final Plat with the recommended conditions. Motion carried.

10. Site Plan Review – Moto Mart alteration at 2930 Post Rd.

Mr. Kunst reviewed the request. The request meets Village code. Mr. Kunst recommends approval with the following conditions:

- Final stormwater management plan approval by the Village Engineer.
- Submittal of dumpster enclosure details.
- 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.
- No parking signs to be installed on the north and south sides of South Drive, along with the east and west sides of Wisconsin Avenue.
- Coordination with the owner of the existing utility building onsite shall be the responsibility of the applicant/property owner.

Mr. Haga motioned, Ms. Galle-Teske seconded to approve the site plan with the recommended conditions. Motion carried.

11. Mr. Tessmann motioned and Ms. Galle-Teske seconded to adjourn at 5:56pm. Motion carried.

Submitted by Tammy Wojtalewicz