

VILLAGE OF PLOVER  
PLAN COMMISSION  
September 14, 2020  
5:15 p.m.

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

Members Excused: Al Tessmann

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

1. Mr. Davies called the meeting to order at 5:16 p.m.
2. Ms. Galle-Teske moved, and Mr. Worzella seconded approval of the minutes of August 31, 2020 as printed. Motion carried.
3. There were no persons wishing to address the Commission.

**4. Short-Term Rental Ordinance**

Mr. Kunst discussed what the state allows in regard to short-term rentals and went over the draft of the ordinance for short-term rentals in the Village of Plover. Village residents were in attendance to give feedback or ask questions. Mr. Mahoney recommended stating in the Permitted Use section, item G regarding recreational vehicles that UTV/ATV's must be on a trailer and are not to be used on the property. This would not apply to residential property owners. Options were discussed on how to determine "owner occupied" when a property owner may have more than one residence. In the Conditional Use section, item B, there is a typo. This item should read, "Residency: The residence or residential unit is NOT owner occupied, meaning the owner does not permanently reside in the residence of residential unit." Single family owner-occupied residential units would not be eligible to apply for conditional use. The number of people allowed in a short-term rental will be addressed with the occupancy permit and will probably be determined based on the number of bedrooms or bathrooms. The process for getting room tax to the Convention and Visitor's Bureau was discussed. It was recommended that rules for lighting on signage for the short-term rentals be addressed. There was interest by residents to be notified when a short-term rental is in their neighborhood. It will need to be looked into to see if it is legally allowed to notify adjacent property owners. Mr. Kunst will amend the ordinance draft and bring it back to the Plan

Commission for recommendation. It was requested that Mr. Kunst post the amended draft online so residents can review it prior to the next meeting.

#### **5. Site Plan Review – Hyer Duplex – Pleasant Dr.**

Mr. Kunst reviewed the request. He advised this request is for one duplex on the currently vacant 23-acre site surrounding Smiley's restaurant. Mr. Kunst noted that if approved, this would be the only development permitted on the site until such time a subdivision plat was approved. Mr. Haga noted that this request is by a builder to do this work on a someone else's property. Mr. Mahoney indicated the landowner is aware of the request and was advocating for it moving forward. Staff recommends approval of the request, conditioned on the following:

- Creation of a utility easement for the sewer and water laterals.
- Final approval of stormwater swales by the Public Works Department and/or Village engineer.

**Mr. Worzella motioned and Mr. Haga seconded to approve the site plan with the staff recommendations. Motion Carried.**

#### **6. Reports**

##### **a. Community Development Manager**

Mr. Kunst reviewed his report highlighting this being another strong year for development across all sectors within the Village.

**Mr. Haga motioned and Mr. Winter seconded to approve the Community Development Manager Report. Motion carried.**

7. Mr. Haga motioned and Mr. Winter seconded to adjourn at 6:04pm. Motion Carried

Submitted by Tammy Wojtalewicz