

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, FEBRUARY 15, 2023 – 7:00 P.M. 4110 SOUTH BEAUMONT AVENUE (DOVER TOWN HALL) KANSASVILLE, WI 53139 RACINE COUNTY

1. **Call to Order:** Chairman Sam Stratton called the Plan Commission Meeting to order at 7:00pm.
2. **Pledge:** The Pledge of Allegiance was recited.
3. **Roll Call:** Present: Chairman Sam Stratton, Supervisor #1 Mike Shenkenberg. Plan Commissioners: Audrey Van Dyke, David Dubiel, Michael Newholm, and Richard Goetsch. Building Inspector Ben Peters. Absent with previous notice: Supervisor #2 Jared Guillien, Fire Department Johns Dahms, Plan Commissioner Bill Shenkenberg, and Stormwater President Karen Dubiel.
4. **Review of Previous January 11, 2023 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the January 11th minutes as presented, seconded by Michael Newholm. VOTE: 6/0 Motion carried.
5. **Request from JK Edventures (John Kurt) 4324 Shianne Street for Site Plan Review for Addition to Existing Building and Expansion to Existing Yard. Requesting Variance to the Street Setback of 50' to 0" in the M3 Zoning District:** Mr. Kurt explained that his company needs to expand and would like to do so to the east of the current building. Mr. Kurt provided several handouts including a rendering of the proposed building which he feels will provide an enhanced view from the street side if the proposed site plan is approved. Discussion took place regarding several items such as the setback becoming an issue with the curve of the road, traffic from the building crews in the morning would be set up as a drive thru, no more traffic should be generated as a result, and the outside lighting has been taken into consideration. Richard Goetsch made the motion to approve the variance for the street setback from 50 feet to 25 feet, seconded by Michael Newholm. VOTE: 6/0 Audrey, David, Michael, Richard, Mike, and Sam. Mike Shenkenberg made the motion to accept the Plan Commission recommendation, seconded by Sam Stratton. VOTE: 2/0 Mike, and Sam. Motion carried. Per Chairman Stratton, JK Edventures should be good to go for the town, and a copy of the minutes will be forwarded to Racine County.
6. **Public Comments:** Discussion regarding the Department of Transportation (DOT) rejecting Kastenson Auto, Highway 11 and Schoen Road, plan to drain water into the Highway 11 ditch took place. Several alternatives were discussed such as ditching Schoen Road properties down to the already existing Schoen Road marsh, draining to the southeast corner of the property, Kastenson's to request Schoen Road residents to tile behind their homes to fix the areas ongoing water problems, install a dry pond to prove the rate of flow and consideration of a retention pond to slow down the water discharge rate. Supposedly Dover's Engineer, Will Hein, had discussed that Highway 11 neighboring culverts would be undersized to handle the additional water. Chairman Stratton agreed to reach out to the DOT on Kastenson's behalf.
7. **Building Inspectors Report for January 2023 by Inspector Ben Peters:** Monthly permit total collected was \$1,365.00. Monthly valuation was \$49,000.00.
8. **Stormwater Commission Updates by President Karen Dubiel:** Karen was not in attendance. Nothing to report.
9. **Review/Approval of Dover's Chapter 16 Presented by David Dubiel:** David Dubiel provided a handout. Chapter 16 currently discusses an Erosion Control Permit, however there is no permit form available currently at Dover. Also noted was that the fee schedule does not display the current year on the permit fee schedule forms. Ben Peters, Building Inspector, was asked to provide updated info/forms, once acquired Dover's website and the town hall handouts will be updated. Discussion occurred regarding adding verbiage prohibiting water flow to town ditches/culverts without written town authorization, which then lead to discussion of the grading plan verbiage. An erosion control flow chart will be added to Chapter 16 to make comprehending the process easier. The decision was made, at this point, that any concern over water drainage issues should require Dover's Engineer, Will Hein, Applied Technologies input/inspection.

- 10. Motion to Enter into Closed Session Under Wisconsin State Statute 19.85(g) Concerning Legal Advice Related to Litigation. Estimated Time of Closed Session will be Approximately One-Half Hour.:** No closed session was held.
- 11. Motion to Enter into Open Session:** No closed session was held.
- 12. All Business of Closed Session:** No closed session was held.
- 13. Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:58pm., seconded by Michael Newholm. VOTE: 6/0 All were in favor. Motion carried.

Dated this 16th day of February 2023
Camille Gerou Clerk/Treasurer