

TOWN OF DOVER

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Camille Gerou
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Heather Niski
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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, NOVEMBER 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, Supervisor #2 Jared Guillien. Plan Commissioners: Audrey Van Dyke, Bill Shenkenberg, David Dubiel, Michael Newholm, and Richard Goetsch. Building Inspector Ben Peters. Stormwater President Karen Dubiel, Fire Department Jeff Bratz
4. **Review of Previous October 11, 2023 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the October 11th minutes as amended, seconded by David Dubiel. VOTE: 7/0 Motion carried.
5. **Acceptance of Dover Ridge as a Town Road, Requested by Sharon Smolensky:** Tabled, the road has not been completed to date.
6. **Site Plan Review for Conserv FS 4304 S Beaumont Avenue proposing to add a canopy structure over a new 3,500 SF (square foot) truck loading/unloading pad in addition to a new fuel tank area with an associated containment dike. The fuel tank area is to include six new thirty-thousand-gallon fuel tanks placed with a new 2,500 SF containment area.:** Agenda item notification was mailed to sixty computer selected surrounding area residents. It was explained that the plan is to have six new fuel tanks and piping installed. Once the new tanks are functioning the existing tanks will be refurbished to have the same bottom loading. The reason to increase fuel containment is that Conserv FS cannot meet their customers' fuel needs, especially during harvest. It was noted that Highway 75 is maintained by the state, however daytime traffic should not be increasing. The same fuel refilling schedule, overnight, will not change. There is ample truck turnaround space so backing up should be minimal. There should not be additional noise. The lighting perimeter should be less intrusive as it will be contained by the canopy. Security will be computer controlled, proper pad codes or key fobs are required to access fuel. Every gallon is accounted for, as the computer system records gallons, times, dates, etc. All tanks will be hydraulically interconnected. Emergency shutoffs, safety valves between tanks, manual overrides are also in place, emergency call numbers are listed on the office. The local Fire Department does yearly training and safety checks. Conserv FS complies with all US Industry standards, reporting to the State and DNR (Department of Natural Resource). Employee training, reports, and inspections are completed as required. Any drainage will be contained under the canopy and dealt with according to industry standards. Resident's discussion circled around security, security from someone exiting the railroad walk pathway, driving across the field, security in general, current speaker noise volume, and the brightness of road signage. The Conserv FS representative noted the yard intercom speaker system noise concern and investigating if the road signage could be placed on a timer to turn off at night or the brightness lowered. Safety was discussed throughout the presentation and a comparison was made, that any gas station runs a similar risk. Richard Goetsch made the motion to recommend approving the site plan review, seconded by Michael Newholm. Bill yes, Audry yes, David yes, Michael yes, Richard yes, Mike yes, and Sam yes.

VOTE: 7/0. Mike Shenkenberg made the motion to accept the recommendation from the Plan Commission, seconded by Jared Guillien. Jared yes, Mike yes, Sam yes. VOTE: 3/0 Motion carried.

7. **Public Comments:** A resident inquired if Erickson Landscaping, 4326 Beaumont Avenue, conditional use had been verified/updated indicating new bin placements from the initial six bin storage/containment areas. He stated the property is an eye sore. Also, he wanted to verify if the grinding was moved as there appears to be more neighborhood noise pollution taking place. The clerk was asked to verify with the County for any updates.
8. **Building Inspectors Report for October 2023 by Inspector Ben Peters:** Monthly permit total collected was \$16,359.59, year-to-date collected total was \$75,947.02. Ben reported that the new homes appear to be slowing down, now there seems to be more remodeling. Ben inquired if Wally Haag, on Radius Bend, would need to come back to the Plan Commission as he is interested in adding on to the current project. Ben has asked Will Hein, Dover's Engineer, to check into the easement encroachment once the Engineer fee has been paid. After discussion, the Board felt there was no need to appear at a Plan Commission meeting if the Engineer is verifying placement etcetera.
9. **Stormwater Commission Updates by President Karen Dubiel:** Nothing to note.
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 7:51pm., seconded by Michael Newholm. VOTE: 8/0 All were in favor. Motion carried.