

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, JUNE 12, 2024 – 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, Bill Shenkenberg, David Dubiel, and Michael Newholm. Fire Department Justin Ehrhart, Stormwater President Karen Dubiel and Building Inspector Ben Peters. Absent with prior notice: Supervisor #2 Jared Guillien and Plan Commissioner Richard Goetsch.
- 4. Review of Previous May 15, 2024 Plan Commission/Joint Town Board Meeting Minutes:** David Dubiel made the motion to accept the May 15th minutes as presented, seconded by Michael Newholm. VOTE: 6/0 Motion carried.
- 5. Revised Site Plan for Conserv FS Project 4304 Beaumont Ave:** The revised plan presented has already been approved by the state. Next week Racine County approval will be sought. The fuel tanks have been relocated simplifying the trucks ingress/egress process. The total project has twelve fuel tanks but four are not being installed at this time. There will be a small steel control room. Emergency shutoffs will be located in conspicuous locations for safety. Included in this plan is a holding pond or storm water pond with natural gravity drain. Culverts will be installed under driveways. Michael Newholm made the motion to recommend approval of the revised Conserv FS project plan, seconded by Bill Shenkenberg. Vote 6/0. (Bill yes, Audrey yes, David yes, Michael yes, Mike yes, Sam yes) Motion carried. Mike Shenkenberg made the motion to accept the recommendation of the Plan Commission, seconded by Sam Stratton. Vote 2/0. (Mike yes, Sam yes) Motion carried.
- 6. Signature of Wally Haag Final Certified Map 21115 Radius Bend:** The December 13, 2023 minutes were made available for the project review highlights. Michael Newholm made the motion to recommend approval of the final certified map for 21115 Radius Bend, seconded by Bill Shenkenberg. Vote 6/0. (Bill yes, Audrey yes, David yes, Michael yes, Mike yes, Sam yes) Motion carried. Mike Shenkenberg made the motion to accept the recommendation of the Plan Commission, seconded by Sam Stratton. Vote 2/0. (Mike yes, Sam yes) Motion carried.
- 7. Update on Fill Permit Applications: Tom Amon/Asphalt Contractors 4005 S Britton Road Requesting to Fill Site to Raise the Grade of the Field and John Fonk 21021 Durand Project:** There has been no update on Mr. Amon's project, but Mr. Fonk was mailed an overview letter on May 29, 2024 explaining the details needed to complete his project. Discussion occurred if Greg Clark's project was over a thousand cubic yards. The clerk will pull Dover's Engineer, Will Hein's, report for email review. The Britton Road and Durand project discussion will be tabled until further developments occur.
- 8. Shoreline Contract Review by Richard Goetsch for 2632 Circle Drive Martha Usher:** Chairman Stratton read Richard's submitted report discussing retention fencing and water flow.

9. **Public Comments:** It was noted that with every heavy rain, water is still flowing across Vandenboom Road from the farm field swale. Chairman Stratton stated that he thought that problem area was fixed by Karczewski. Chairman Stratton requested that the Roads Superintendent provide a project status update to Mike Shenkenberg.
10. **Building Inspectors Report for May 2024 by Inspector Ben Peters:** May's monthly permit total collected was \$7,999.40, year-to-date collected total was \$36,779.25.
11. **Solar Farm Discussion by Inspector Ben Peters:** Ben had previously supplied an email for an informational advocacy group regarding things to consider when dealing with solar farms. Ben noted that you can also simply Google, Townships Fighting Solar Farms so Dover can be informed of potential long-term issues/benefits of solar farms. The Dover Clerk reported that the Racine County Corporate Counsel was meeting today regarding the solar farm ordinance. Dover has provided input as to what we would like to see in the Racine County Solar Ordinance already. If Racine County would adopt a solar ordinance, then Dover would not have to develop one. At least with a Racine County Ordinance in place there would be some kind of structure already defined for any solar developments. Discussion took place that Dover may need to put together a short-term Solar Farm Moratorium Resolution until an ordinance is in place. After the Plan Commission/Town Board discussion the clerk was instructed to contact Dover's Attorney to create a moratorium.
12. **Stormwater Commission Updates by President Karen Dubiel:** Karen noted that one email was received from a resident who lives in Florida. His tenant informed him of the wet climate and mosquito issues in the area. The owner believes there may have been tile damage caused by the neighbors. Karen will connect with the Florida owner and inform him that he will need to discuss the issue with his actual neighbor.
13. **Updates from David Dubiel on Chapter 16 and Amended Ordinance on Minor Land Division Limits:** David Dubiel made the motion to recommend approval of the minor land division verbiage definition change update for Chapter 16 ordinance as distributed tonight, seconded by Michael Newholm. Vote 5/1. (Bill no, Audrey yes, David yes, Michael yes, Mike yes, Sam yes) Motion carried. Mike Shenkenberg made the motion to accept the recommendation of the Plan Commission, seconded by Sam Stratton. Vote 2/0. (Mike yes, Sam yes) Motion carried. David is continuing to work on two appendices for Chapter 16.
14. **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.
15. **Motion to Enter into Open Session:** No closed session was held.
16. **All Business of Closed Session:** No closed session was held.
17. **Adjournment:** Motion to adjourn was made by Mike Shenkenberg at 7:32 pm., seconded by Michael Newholm. VOTE: 6/0 All were in favor. Motion carried.