FINAL MINUTES

TOWN OF PLOVER PLAN COMMISSION

March 26, 2024

1. CALL TO ORDER:

Chairman Dick Pingel called the meeting to order at 6:02 P.M. Other Plan Commission members present included Bill Sniadajewski, Tom Haferman, Mike Baumann, Bob Slovinsky, and Mike Schoenholz. Patricia Weller, Jim Garbe, Polly Garbe, Deb Sniadajewski, Roger Bentley, Rex Rossier, Perry Worzella, Steve Worzella, Mike Langlois, Zac Langlois, Chris MrDutt, Sue Ross, and Doug Ross were also in attendance.

2. CORRESPONDENCE:

There was no correspondence to discuss.

3. PUBLIC COMMENTS:

There were no public comments.

4. July 25, 2023 PLAN COMMISSION MEETING MINUTES.

The draft minutes from the July 25, 2023 meeting were reviewed. Haferman made a motion to approve the minutes as written. Seconded by Sniadajewski. Motion carried unanimously.

5. RESOLUTION TO RECOMMEND AMENDMENT OF TOWN OF PLOVER COMPREHENSIVE PLAN TEXT.

Kristen Johnson, Portage County Planning and Zoning Department, had provided suggested wording changes to Sections 8.8D and 8.12 of the Town of Plover Comprehensive Plan that would update and better facilitate the use of Planned Development zoning in the Town. During discussion of the recommended changes, Town Chairman Garbe indicated that he believed that wording changes in other sections of Chapter 8 would also be required to be consistent with changes being considered at this meeting. Garbe offered to review Chapter 8 and provide suggested wording changes to the Plan Commission for consideration at its next meeting. The consensus of the group was to table the agenda item and place it on the next meeting's agenda.

6. RESOLUTION TO RECOMMEND AMENDMENT OF TOWN OF PLOVER COMPREHENSIVE PLAN FUTURE LAND USE MAP.

> **(6-A) AMEND THE FUTURE LAND USE MAP DESIGNATION FOR 75.53 ACRES OF PARCEL 030230725-3.01 AND 1.93 ACRES OF PARCEL 030230725-13.02 FROM LOW DENSITY RESIDENTIAL TO PLANNED DEVELOPMENT, AS REQUESTED BY WORZELLA & SONS.**

Worzalla & Sons Inc. are requesting that the Future Land Use Map designation of 75.53 acres of parcel 030230725-03.01 and 1.93 acres of parcel 030230725-13.02 be changed from Low Density Residential to Planned Development. Representatives from Worzella & Sons Inc. explained the purpose and timing of their request, with input from Chris MrDutt, Portage County Planning and Zoning Department. The precedent of the requested change was discussed at some length.

Sniadajewski made a motion to recommend that the Town Board approve the request to change the Future Land Use Map designation for 75.53 acres of Parcel 030230725-03.01 and 1.93 acres of Parcel 030230725-13.02 from Low Density Residential to Planned Development. Motion seconded by Haferman. Sniadajewski, Haferman, Baumann, and Schoenholz voted in favor of the motion. Chairman Pingel abstained. Motion carried.

(6-B) AMEND THE FUTURE LAND USE MAP DESIGNATION FOR 7.2 ACRES OF PARCEL 03020725-13.01 FROM NATURAL AREAS PROTECTED TO PLANNED DEVELOPMENT, AS REQUESTED BY WORZELLA & SONS.

The requested change in designation is intended to provide some flexibility in space utilization and classification for any future use made of the adjoining property, while not compromising protection of the natural aspects of the land.

Sniadajewski made a motion to recommend that the Town Board approve the request to change the Future Land Use Map designation of 7.2 acres of parcel 03020725-13.01 from Natural Areas Protected to Planned Development. Motion seconded by Haferman. Sniadajewski, Haferman, Baumann, and Schoenholz voted in favor of the motion. Chairman Pingel abstained. Motion carried.

(6-C) AMEND THE FUTURE LAND USE MAP DESIGNATION FOR 3.13 ACRES OF PARCEL 030230725-03.01 FROM LOW DENSITY RESIDENTIAL TO PLANNED DEVELOPMENT, AS REQUESTED BY HALLADAY PROPERTIES.

The currently proposed use of the property is not allowed under other Town of Plover zoning categories. Portage County Planning and Zoning Department staff believe that the requested change is a better fit.

Sniadajewski made a motion to recommend that the Town Board approve the request to amend the Future Land Use Map designation for 3.13 acres of parcel 030230725-03.01 from Low Density Residential to Planned Development. Motion seconded by Haferman. Sniadajewski, Haferman, Baumann, and Schoenholz voted in favor of the motion. Chairman Pingel abstained. Motion carried.

(6-D) ADOPTION OF RESOLUTION TO SUPPORT CHANGES TO TOWN OF PLOVER FUTURE LAND USE MAP, PER ACTIONS APPROVED IN ITEMS 6-A, 6-B, AND 6-C.

It was discussed whether a formal resolution is required to be adopted for the Plan Commission to advise the Town Board of its support for the changes to the Future Land Use Map in the

Comprehensive Plan, as outlined in 6-A, 6-B, and 6-C above. Sniadajewski made a motion for the Plan Commission Chairman and Town of Plover Clerk Treasurer to proceed with the creation and execution of a resolution. Motion seconded by Haferman. Sniadajewski, Haferman, and Pingel voted in favor of the motion. Schoenholz and Baumann voted against the motion. Motion carried 3-2.

7. REZONING OF 3.13 ACRES OF PARCEL 030230725-03.01 FROM A4 GENERAL AGRICULTURAL TO PLANNED DEVELOPMENT DISTRICT (PD2) FOR HALLADAY PROPERTIES.

The need for the zoning change was discussed briefly. Sniadajewski made a motion to recommend to the Town of Plover Board that the zoning for parcel 030230725-03.01 be changed from A4 General Agricultural to Planned Development PD2. Motion seconded by Haferman. Sniadajewski, Haferman, Baumann, and Schoenholz voted in favor of the motion. Chairman Pingel abstained. Motion carried.

8. **HALLADAY PROPERTIES PRELIMINARY DEVELOPMENT PLAN FOR PD2.**

Mike Langlois and Zak Langlois provided information regarding their plans for the 3.13 acre parcel and fielded questions about plan details. Numerous concerns were expressed about potential future uses for the property, as outlined in Appendix D of the formal plan. During discussion, the following suggestions were made and tentatively accepted by Halladay Properties:

- Item 3. Add the phrase “personal solar systems” after “building material sales”.
- Item 7. Add the phrase “radio broadcast” after “nonprofit”.
- Item 11.Delete the phrase “indoor shooting” and replace with “firearms training”.
- Item 12 Change to read “Classroom education, technical or trade”.
- Item 14. Delete and replace with “Other commercial uses similar in character to those listed in this section”.
- Item 22. Delete.

The list will be reviewed further at the next Plan Commission meeting.

9. HALLADAY PROPERTIES CERTIFIED SURVEY MAP FOR PD2.

No action taken. Will be on next agenda.

10. ADJOURNMENT.

At 10:02 PM, Sniadajewski made a motion for the meeting to adjourn. Motion seconded by Haferman. Motion carried unanimously.

Final meeting minutes prepared by Mike Schoenholz, April 09, 2024.