

## **DRAFT MINUTES**

### **TOWN OF PLOVER PLAN COMMISSION**

**May 22, 2024**

#### **1. CALL TO ORDER.**

Chairman Dick Pingel called the meeting to order at 6:00 P.M. Other Plan Commission members present included Bill Sniadajewski, Mike Baumann, Bob Slovensky, Mike Schoenholz, and Jared Feltz. Jim Garbe, Polly Garbe, Deb Sniadajewski, Mike Kohlbeck, and Joe Spinler were also in attendance.

#### **2. CORRESPONDENCE.**

There was no correspondence to discuss.

#### **3. PUBLIC COMMENTS.**

There were no public comments.

#### **4. MARCH 26, 2024 PLAN COMMISSION MEETING MINUTES.**

The draft minutes from the April 09, 2024 meeting were reviewed. Sniadajewski made a motion to approve the minutes as written. Seconded by Slovensky. Motion carried unanimously.

#### **5. SPECIAL EXCEPTION REQUEST BY ALLIED COOPERATIVE FOR THE CONSTRUCTION OF A NEW DRY FERTILIZER WAREHOUSE AND MIXING FACILITY WITHIN THE INDUSTRIAL ZONING DISTRICT ON PARCEL 030230830-07.02.**

Mike Kohlbeck, McMahon Associates, and Joe Spinler, Allied Cooperative, presented an overview of Allied's proposed expansion project for their facility at 4809 Monroe Avenue in the Town of Plover and responded to questions from Plan Commission members and Town residents in attendance. Several people expressed concern about the amount of dust created by trucks traveling on the gravel drive leading to/from the facility. Joe Spinler indicated that he was unaware of the problem but gave assurance that the Cooperative would take appropriate measures to address the matter.

After discussion, Slovensky made a motion for the Plan Commission to go on record in support of the Special exception Request. Seconded by Baumann. Sniadajewski, Baumann, Slovensky, and Schoenholz voted in favor of the motion. Chairman Pingel abstained. Motion carried.

## **6. VARIANCE REQUEST BY ALLIED COOPERATIVE FOR STRUCTURE SETBACKS ON PARCEL 030230830-07.02.**

### **6-A. PROPERTY LINE SETBACK.**

The Industrial Zoning District has a minimum six-foot property line setback requirement, and Allied is requesting a variance to construct a structure one foot from the north property line.

After discussion, Slovensky made a motion for the Plan Commission to go on record in support of the requested variance. Motion seconded by Baumann. Sniadajewski, Slovensky, Baumann, and Schoenholz voted in favor of the motion. Chairman Pingel abstained. Motion Carried.

### **6-B. HEIGHT LIMITATION ON STRUCTURES.**

Portage County's Industrial Zoning Ordinance requires that structures 100 feet or taller must be set back from a property line at least the distance they will stand. Allied is requesting a variance for this requirement and advised that the proposed silo, which will stand 122 feet in height, poses no danger to the adjoining property.

After discussion, Slovensky made a motion for the Plan Commission to go on record in support of the requested variance. Motion seconded by Schoenholz. Slovenski, Sniadajewski, Baumann, and Schoenholz voted in favor of the motion. Chairman Pingel abstained. Motion carried.

## **7. ADDITIONAL CONDITIONS.**

The Portage County Planning and Zoning Department staff recommended that the Town of Plover Plan Commission and Board consider the following conditions: (1) Obtain a Portage County Zoning and Stormwater/Erosion Control Permit for all structures and impervious services. (2) All exterior lighting on structures must be downcast and directed away from neighboring residences. (3) All required permits from local, state and federal agencies are required to be adhered to. (4) Minor site plan changes may be administratively approved provided no variances or special exceptions would be required.

After discussion, Slovensky made a motion that the Plan Commission go on record in support of the proposed conditions. Motion seconded by Schoenholz. Slovensky, Sniadajewski, and Schoenholz voted in favor of the motion. Baumann voted against the motion. Chairman Pingel abstained. Motion carried 3-1.

## **8. ADJOURNMENT.**

At 7:04 P. M., Pingel made a motion for the meeting to adjourn. Motion seconded by Baumann. Motion carried unanimously. Meeting adjourned.

Draft meeting minutes prepared by Mike Schoenholz, May 22, 2024.