

DRAFT MINUTES

TOWN OF PLOVER PLAN COMMISSION

11/21/2024

1. CALL TO ORDER

Chairman Dick Pingel called the meeting to order at 6:00PM. Plan Commission members present include Bill Sniadajewski, Mike Baumann, Bob Slovensky, Mike Schoenholz, and alternate Jared Feltz. Jim Garbe, Deb Sniadajewski, Todd Booth, Simone Vanden Heuvel, Amber Miller (National Grid Renewables), and Nate Wolosek (Wolosek Family Enterprises) were also present.

2. CORRESPONDENCE

There was no correspondence to discuss

3. PUBLIC COMMENTS

There were no public comments

4. PREVIOUS MEETING MINUTES

The draft minutes from May 22, 2024 meeting were reviewed. Bill S makes motion to approve May 22, 2024 meeting minutes and Mike S seconds. Motion carries 4-0.

5. APPOINTMENT OF TOWN OF PLOVER PLAN COMMISSION SECRETARY

Bob Slovensky appointed Town of Plover Plan Commission Secretary

6. Special exception request by Simone Vanden Heuvel to construct a shed on Parcel 030230726:02.02 which exceeds the maximum accessory building height of twenty feet in the R1-Rural Residential Zoning District

Todd Booth presents plans to build a detached building to store his RV. Building to be 30x50 and meet all setbacks. Todd explains the special exception is required to build a peak height beyond 20 feet. Todd states the peak will be about 22 feet from grade per his builder. Todd also expressed his desire to have a second driveway to access the building. A second driveway requires Town of Plover Board approval and will be handled separately. Mike S asks what else will be stored in the building. Mike B asks what alternatives were looked at to decrease building height.

After discussion Bob S makes a motion to approve a maximum building height of 25 feet. Bill S seconds the motion. Motion carries 3-1. Mike B voted no.

DRAFT MINUTES

TOWN OF PLOVER PLAN COMMISSION

11/21/2024

7. Resolution to recommend amendment of Town of Plover Comprehensive Plan Future Land Use Map per Resolution #PC20241121.

Amber Miller with National Grid Renewables and Portage Solar presents the maps and plans to divide a Wolosek Family Enterprises (WFE) lot into 3 separate lots. Portage Solar to buy lot 2 and use an existing building for maintenance and storage purposes. WFE to retain lot 1 and lot 3 to be sold to Terrance Wolosek.

Lot 1 to stay with WFE

Lot 2 to Portage Solar

Lot 3 to be Sold to Terrance Wolosek (neighboring lot)

After discussion, Bob S makes a motion to update the Town of Plover Future Land Use Map per PC20241121. Future land use to be changed from L1 to L3. Bill S seconds the motion. Motion carries 4-0.

8. Rezoning of 3.659 acres of Parcel 030-22-0701-04 from A1 to A4

After discussion Bill S makes motion to change zoning for Parcel 030-22-0701-04 from A1 to A4. Mike B seconds the motion. Motion carries 4-0

9. Certified Survey Map for lot split of Parcel 030-22-0701-04

After discussion, Bob S brings motion to approved Certified Survey Map dividing Parcel 030-22-0701-04 into 3 separate lots contingent on lot 3 becoming an out lot. Bill S seconds the motion. Motion carries 4-0

10. Special exception request by Portage Solar, LLC, for a contractor storage yard on 3.659 acres of Parcel 030-22-0701-04 to be used by Portage Solar for operations and maintenance

After discussion, Mike B makes a motion to approve the special exception. Bob S seconds the motion. Motion carries 4-0.

11. ADJOURNMENT

Bill S makes a motion to adjure at 6:28. Mike B seconds the motion. Motion carries 4-0.