

DRAFT MINUTES

TOWN OF PLOVER PLAN COMMISSION

4/20/2026

1. CALL TO ORDER

Bill Sniadajewski called the meeting to order at 7:00PM. Plan Commission members present include Mike Baumann, Bob Slovensky, Jared Feltz, and alternate Chris Brooks. Deb Sniadajewski, Jeff & Tammy Meyers, Tom Altman

2. CORRESPONDENCE

There was no correspondence to discuss.

3. PUBLIC COMMENTS

PUBLIC NOTICE: MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE COMMISSION ON SPECIFIC ITEMS MUST REGISTER THEIR REQUESTS AT THIS TIME. AS SET FORTH IN ROBERT'S RULES OF ORDER, SUCH COMMENTS ARE SUBJECT TO THE REASONABLE CONTROL OF THE COMMISSION CHAIRMAN (LIMITED TO TWO MINUTES).

There were no public comments

4. PREVIOUS MEETING MINUTES

The draft minutes from March 5, 2026 meeting were reviewed. Chris B makes motion to approve March 5, 2026 meeting minutes and Bob S seconds. Motion carries 5-0

5. Special Exception Request by Jeff & Tammy Meyers to construct a detached garage on Parcel # 030230726:03.12 which exceeds the maximum accessory building height of twenty feet in the R1-Rural Residential Zoning District

- a. Jeff & Tammy Meyers present an overview of their plans and field any questions from the Commission and/or Public.
- b. Review and discuss merits of request.
- c. Review and discussion of conditions recommended by Portage County Zoning staff.
- d. Recommendation of approval/denial (which may include conditions) to the Town Board.
- e. Discussion
 - i. Meyers want to build a garage that will match their house
 - ii. They want the garage roof to match the house or close to it
 - iii. Pictures of the existing area were presented to the group
 - iv. Chris B asked about president about the area

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1. The group agrees other garages have been put up in the immediate area
 - v. Mike B asked about footprint and specific location on lot
 1. Jeff and Tom detailed the location
 - vi. Bill verified that all setbacks are met
 - vii. Group reviewed the notes from Portage County memo
 1. No concerns
 - viii. Jared asked where Mike Noll lives and it was stated that there is no issue with the neighboring owner(s)
 1. Jeff stated he has reviewed the plans with the neighbors and there is no concerns.
 - ix. Bob S makes motion to approve Jared Feltz seconds motion carries 5-0
6. **Request by Alan Pavelski, agent for Joe and Nancy Pavelski, to create an approximate 4 acre parcel from the existing 29.27 acre parcel (Parcel # 030230813-01) currently zoned A1. In addition, this request includes rezoning the 4 acre parcel to C-4 and the remainder of the original parcel (25.27 acres) to be rezoned to A-2. Rezoning to C-4 requires a change to the Future Land Use Map in the Comprehensive Plan from L-3 to C done by Plan Commission Resolution.**
 - a. Alan Pavelski presents an overview of his plans and fields any questions from the Commission and/or Public.
 - b. Review and discuss merits of request.
 - c. Consideration of Resolution #PC20260420
 - d. Discussion
 - i. Alan, Joe, and Nancy were not present for the meeting
 - ii. The group had a lengthy discussion but many of the questions were not able to be answered
 - iii. Bob S motions and Mike B seconds to disapprove the request due to insufficient information and request the proposal be resubmitted with the following conditions:
 1. A site plan/sketch showing proposed driveways, number of buildings, and proposed building(s) layout
 2. A description of the types of anticipated traffic at the site.
 3. Attendance at the rescheduled meeting so the TOP Plan Commission can ask questions regarding the plan.
 4. Bill calls a vote motion carries 5-0

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7. The TOP Plan Commission requests the TOP Board review the feasibility and potentially implement a conditional use permit process for all Commercial Zoning uses to help maintain oversight and discretion on the future uses of commercially zoned lands.

8. ADJOURNMENT

Bob S makes a motion to adjure at 7:58. Chris B seconds the motion. Motion carries 5-0.