

MEETING MINUTES

TOWN OF PLOVER PLAN COMMISSION

5/12/2026

1. CALL TO ORDER

Bob S, interim chair, called the meeting to order at 7:00PM. Plan Commission members present include Mike Baumann, Bob Slovensky, and Jared Feltz. Al, Joe, Nancy Pavelski and Kristen Johnson also present.

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 April 20, 2026 meeting were reviewed. Mike B makes motion to approve April 20, 2026 meeting minutes and Bob S seconds with 6a struck from record. Motion carries 3-0

5. **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.**

- Alan Pavelski presents an overview of his plans and fields any questions from the Commission and/or Public.
 - i. Sketch by Point of Beginning presented
 - ii. There is a WPS easement for permanent and construction
 - iii. Proposed building is 120x80 with office space
- Review and discuss merits of request.
- Consideration of Resolution #PC20260512
- Discussion notes
 - i. Jared asked about driveways but they are still being figured out where they will be located. This happens later in the process
 - 1. Access will not be off Kennedy if possible
 - 2. Access will be off Porter

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- ii. Mike B asked about Kennedy handling the traffic
 - 1. Al stated that there will be very limited use of Kennedy
- iii. Mike B asked how semis will turn around
 - 1. Al stated all traffic will come off of Porter whenever possible
- iv. Jim stated that the county determines site plan but town determines the driveway locations
 - 1. Jim said it is unlikely that Porter will support 2 driveways
 - 2. Secondary driveway would likely need to be on Kennedy
- v. Jared asked what the future use of the land might be long term
 - 1. Kristen read off the the list of permitted uses ion C4
 - a. See zoning ordinance for uses
 - b. There are an additional 15 uses under special exception
 - 2. Kristen stated that uses could change soon with a county update
 - 3. A zoning permit is required to change uses in commercial
 - 4. 1 parking space per 300SF of office space is required
 - 5. Reviewing setbacks happens at the county
 - 6. Kristen stated that the county zoning update is currently being drafted
- vi. Mike B asked what happens if zoning changes and this use is then nonconforming
 - 1. Kristen said it would be grand fathered in
- vii. Bob S asked about other options
 - 1. Kristen stated that this is the only option without going industrial plus special exception process
- viii. Jared asked about subdividing and why each district was chosen
 - 1. A1 is 35 acres or more
 - a. Current lot is already noncompliant
 - 2. A2 is 10 acre minimum so 25 works
 - 3. A2, A3, A4 are just different lot size requirements
- ix. Nancy asked about the taxes on the remaining land
 - 1. No one in the meeting knew what will happen with the taxes
- x. Bob S moves to approve resolution #PC20260512
 - 1. Jared seconds
 - 2. Motion carries 2-1
 - 3. Mike B votes no

6. ADJOURNMENT

Bob S makes a motion to adjure at 7:39. Mike B seconds the motion. Motion carries 3-0.