

City of Plymouth
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February 3, 2022

The Plan Commission meeting was called to order at 18:00 hrs. by Chairman Donald Pohlman. All Members present; All to include Director C. Austin, Fire Chief Pafford.

- 1.) Approval of Minutes from **March 3, 2022**. Motion to approve made by Nicolaus, and seconded by Schellin. On the roll to approve all responded aye, no nays.

- 2.) **Discussion and Action Regarding:** Parking Lot alteration for 19 S. Milwaukee St. dba Dino's Pizza. Lambrecht/Dir. Austin (enclosure) Travis Lambrecht (owner) of Dino's was present. Lambrecht spoke to the Commission and explained that concrete pavement is being planned for the current graveled area. The contractor has verified elevations and the drainage pattern will not change, thus should not adversely impact the surrounding developed neighbors. Lambrecht had also distributed a "revised map" for an additional 20' x 50' addition to the original proposal on the easterly side of the lot, east side of the building. This revised plan was accepted for consideration for approval by the Commission. Austin requested that a gravel shoulder be installed on the perimeter. Pohlman inquired with Austin regarding any requirement for a green space between the river and this parking lot. Austin didn't believe there was any specific requirement. Lambrecht stated he would welcome any assistance from the City regarding design for plantings, spillway, or grass to buffer runoff from his lot to the river. Schellin asked what the required setback is for this parking area in this Zone. The property is zoned R4, thus per 13-1-92 a 5 foot setback is required. Lambrecht acknowledged this requirement. Scheuerman stated that with his consideration of lot lighting, he could install that within the 5 foot setback. Motion to approve the **REVISED submitted lot plan** was made by Hildebrand and seconded by O'Malley. On the roll all voted yes to approve.

- 3.) **Discussion of Condominium Development (conceptual):** Discussion regarding Condominium Development for Hummingbird Lane extension. Nass/Lakeshore Carpentry/Dir. Austin. Nass was present and introduced his engineer Roger Strom. Nass stated he is interested in developing a condo group as the market currently good as people apparently desire them. In comparison the public roadway is much more expensive which involves a much greater initial capital outlay. Also, several elements are not required in a private development, as like street lighting, etc. Nass stated this design was driven from this being a 5 acre parcel but is covered in wetlands at about 50%. Austin began by stating that the previous owner attempted to develop this in about 2003, but it did not move forward. Austin noted that Tallgrass, Greystone Circle, and South Hills Ct are all R4 Zoning. The Greystone roadways were required to be 24 feet wide rather than the 20 foot being proposed, The R4 setback requirements are not met in several areas. The proposed utility easement is substandard for the necessary for the additional utilities. Pohlman inquired as to the diameter of the cultisac being large enough for fire apparatus. Apparently the cross section diagrams were different of that what was actually being proposed. Nass commented that his thought on a PUD would allow more flexibility for building arrangement, etc. This development is adjacent to a wetland, and a railway on

several sides and the adjoining R2 is actually well above thus those homes would “overlook” this proposed development. Other comments and discussion was made. Pohlman stated the concept has value, but the Ordinance needs to be followed. A brief discussion was made about a “Traditional Neighborhood” was made but failed to fit this development. Nass then inquired about the regulation of the overall length of driveways being an issue within the City. Scheuerman and Austin gave examples of longer driveways within the City. Nass is going to possibly pursue a different approach to development in creating 3 lots fronting on the existing cultisac. Nass thanked the Commission for their time and consideration. No action taken.

- 4.) **Discussion on Comprehensive Plan:** Bay Lakes Regional Planning Commission. (ENCLOSURES) Brandon Robinson from Bay Lake Regional spoke to the Commission regarding the planned land use proposal for the new Comprehensive plan. Commission members were given maps as well a rough draft of the new Comprehensive Plan. **NOTE at 19:17 hours member O’Malley left the meeting.** Robinson asked that the Commission Members gave their thoughts for areas to be considered for future land growth for the City. Robinson said he would possibly return to the Commission for this discussion for the June meeting. The June meeting is on June 2, 2022. Commission members to consider Future Land Use, Goals and Objectives, and the Implementation. Thigs to consider: Water/Sewer, Traffic, other utilities, and the like.
- 5.) **Communication – Letters, E-mails, or Reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission members, City of Plymouth Staff/Alderpersons) Nothing from Members/Attendees

Motion to adjourn to May 5, 2022 by Nicolaus, and seconded by Wilson. All vote Aye.