

City of Plymouth
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June 2, 2022

The Plan Commission meeting was called to order by Chairman Don Pohlman.

On the Roll all members were present. Also present: Director Cathy Austin, Fire Chief Ryan Pafford.

- 1.) Approval of Minutes; Motion to approve by VanNorwick and seconded by O'Malley. All voted aye to approve.
- 2.) **Discussion and Action Regarding:** 232 Western Ave, Site Plan regarding dwelling addition. Mootown Development: Chuck Krupp representative of Mootown was present. Due to unique circumstances within the B2 Zoning as it relates to the setbacks within the R2 Zoning, Plan Commission review and approval is required. The project involves moving the shed, and adding on living space and a garage to the existing dwelling. Pohlman affirmed that the shed is the only one, as only one detached building is allowed. Hildebrand questioned if the square footage allowable was exceeded. Scheuerman stated the square footage was within the allowable area. Krupp noted that the dimensions on the site plan submitted was "off" by about a foot for the west set back. NOTE: the B2 has zero lot line setback requirements. Motion to approve made by Nicolaus and seconded by Hildebrand. On the roll all voted yes to approve.
- 3.) **Discussion and Action Regarding:** Condominium Development west end of Hummingbird Lane. Andrew Nass of Lakeshore Carpentry was present as the owner/developer. Nass submitted his "Plan B" showing 3 duplex condominiums with 3 curb openings all on the one lot of 5 acres. As it is one lot, Austin explained that he is allowed to have 1 curb cut, thus Plan Commission approval is required to exceed that. Pohlman commented he thought this proposal was better than the original that Nass had presented. He also confirmed that this portion of Hummingbird is public. Pohlman inquired about snow plowing. Chief Pafford stated he had no concerns about this development. Motion to approve made by Schellin and seconded by Nicolaus. On the roll all voted yes to approve.
- 4.) **Discussion on Comprehensive Plan:** Bay Lakes Regional Planning Commission. Brandon Robinson from Bay Lakes was present to speak to the Commission regarding the final stages of the Comprehensive Plan. He stated that [they] would be ready for a public open house before the August Plan Commission meeting. Identification of current land is mapped out within the Plan. Austin commented on the "future" land use areas, as to where would be the most likely. Pohlman stated any development north of State Highway 23 would need to be substantial so as to bring necessary utilities and services on that side of Hwy 23. Nicolaus inquired if there was any consideration to "plug ins" for electric vehicles. Austin replied that there isn't. Member Hildebrand asked Robinson as to what he was seeking from the Plan Commission? Robinson replied that he was looking for any input as to requested revisions to the Plan. Schellin inquired/commented about the graph on page 48 of the new Plan. Stated that it appears that manufacturing is very strong in Plymouth. Consensus to proceed with a Public Open House for August 4, 2022.
- 5.) **Communication – Letters, E-mails, or Reports Related to the Plan Commission:** Chairman Pohlman asked the Commission about the availability of members to be available for the July 7 meeting as it is close to the July 4th holiday. All members said to hold the date.

Motion to adjourn made by Nicolaus and seconded by Wilson until July 7, 2022.

Respectfully Submitted,
Pete Scheuerman