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July 7, 2022

The Plan Commission meeting was called to order at 18:00 hours by Chairman Don Pohlmann.

All members were present, to include DPW Director Cathy Austin.

- 1.) Approval of Minutes from June 2, 2022. Motion to approve by Nicolaus, and seconded by Wilson. On the roll all voted Aye to approve.
- 2.) **Discussion and recommendation for approval:** Extraterritorial land division map: PART OF THE SW ¼ OF THE SW ¼, SECTION 13, TOWN 15 NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WI. Wade Kleinhans the owner was present. Kleinhans explained the division of the 4 acres was for a family member to build a home and additional buildings. Motion to approve made by Hildebrand and seconded by Nicolaus. All members voted yes to approve.
- 3.) **Discussion and action regarding; Site Plan:** Sargento Foods, 1 Persnickety Place is seeking approval for wetland filling to create a larger employee parking lot. Brett Kraemer from Sargento foods explained the submitted map regarding the clear/fill/parking lot. Much of the clearing and fill work has permits from WIDNR from 2019 that are time sensitive. Grant from Excel Engineering explained that the existing storm water plan has to be modified, for this parking lot addition. Director Austin asked that this requirement be placed within any motion to approve for her review and approval. Motion to approve made by VanNorWick and seconded by Wilson to include an updated storm water plan to be approved by Director Austin. On the roll all voted yes to approve with Schellin abstaining.
- 4.) **Commercial Site Plan seeking approval:** Parcel 59271821072, to be assigned 2785 Eastern Ave. Plankview Green Development seeking approval for a quick serve restaurant location. Chris Merklein began the presentation with the confirmation of this location being a new Jimmy Johns sub sandwich location. The developer would be holding the building ownership and Jimmy Johns would be the tenant. Director Austin stated the storm water review has been completed and met the requirements. Member VanNorWick questioned as to if this would include any other development with this plan. The submittal was for this location of development only. Scheuerman inquired as to the potential of the drive through traffic blocking parking as well the shared driveway in. Devin Winter from Excel engineering stated he didn't anticipate any of those issues but would need to actually see what happens, if that happens. Wilson expressed concern of most people would live west of this driveway, and didn't think "left out" turns from here would be good for Eastern Ave. Pohlman commented that regardless of any signs, people would do what people want to do. Director Austin commented that when further development occurs here a traffic study would be required. Scheuerman asked about lot lighting. Randy Goll from Logic Design showed the commission that 2 poles would be on the east shining west and 2 pole on the west side would shine "down" thus illuminating the west lot partially also. Scheuerman also encouraged an early sign proposal submittal to avoid problems in the last stage of the build as the wall signs appeared to be possibly too large and

not allowed per Ordinance. Motion to approve the submitted sight plan made by Nicolaus and seconded by Schellin. On the roll all voted yes.

- 5.) **Discussion and action regarding; Certified Survey Map:** BEING PART OF TRACTS 1 & 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 6, PAGES 31-32 AS A DOCUMENT NO. 1066958 AND LANDS, BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 15 NORTH RANGE 21 EAST, IN THE CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. Dominic Ghaby and Maria Grishina from SimonCRE appeared virtually. The CSM for the future O'Reilly Automotive Store was performed to remove this site from the current "condo" group. Member Wilson asked if there was going to be a new curb cut for a drive. Dominic responded that no, the current openings would be utilized. Scheuerman asked about an allowance for snow removal, and Dominic responded that this issue would be handled via the Store Manager. Schellin asked about the parking arrangement and Dominic responded that their arrangement with the Condo Association would mirror McDonald's as they would also have use of the overall lot. Motion to approve was made by Nicolaus and seconded by Schellin. On the roll all voted yes to approve.
- 6.) **Communication – Letters, E-mails, or Reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission members, City of Plymouth Staff/Alderspersons) Member David Wilson shared his resignation with the Commission. Well wishes to Dave in his new location in AZ.
- 7.) **Motion to adjourn made by Nicolaus, and seconded by Hildebrand.**

Respectfully Submitted,

Pete Scheuerman  
Plan Commission Secretary