

City of Plymouth
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Members present: Chairman Don Pohlman, Carole O'Malley, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, Scott VanNorwick

Staff Present: Administrator Blakeslee, Director Austin, Fire Chief Pafford

The Plan Commission meeting was called to order by Chairman Pohlman at 18:00hrs. Pohlman announced a change to the order of the agenda to have item #6 moved up after item #1 to allow public comment early in the meeting.

- 1.) Approval of Minutes from July 7, 2022: Motion to approve minutes made by Nicolaus, and seconded by VanNorwick. All voted Aye to approve.
- 2.) (6.) **PUBLIC HEARING;** Regarding City of Plymouth 2022-2042 Comprehensive Plan Update: Chairman Pohlman opened the floor for Public Comment. Brandon Robinson from Bay Lakes Planning gave a brief overview of the past process and what lies ahead for the finalization of the adoption.
 - Ken Lyman, Lolie Ct spoke and shared interest in including; promoting the use of electric vehicles, to help reduce vehicle emissions, Reworking the bike lanes to a path or something safer on Eastern Ave.
 - John Binder, South River Village neighborhood spoke and shared interest in including; Environmental issues, pesticide use reduction, Rain barrels to reduce City water usage, composting of various wastes to reduce garbage, Recycling efforts within the community, Increased plantings that clean our air, seeing more electric vehicles, Houses being sited for the application of solar panels, and that he would support the efforts on the above.
 - Abril Deich, N. Milwaukee St. spoke and shared interest in including: Downsizing parking lots that are not being filled. Be aware that our community needs more affordable housing as in multifamily development.

Chairman Pohlman closed the public hearing at 18:21hrs. he then asked Commission members if they had any comments that they would like to make. Hildebrand stated that he thought the Electric Vehicle charging stations would be a private venture and not something the City or Utility would entertain as a venture. Member Nicolaus made a motion which was resended regarding tabling the Comprehensive Plan. The Chairman advised that this would "take no action" and would be on a later Plan Commission agenda.

- 3.) (2.) **Commercial Site Plan seeking approval:** 21 S. Bruns St for an Accessory Structure: Gary Vanderkin spoke to the Commission with his plans to construct a 10 x 16 accessory structure on the eastern side of the office building. Pohlman inquired of Scheuerman regarding the ability to construct any additional accessory structures on this site. Scheuerman explained that on Commercial Properties the Plan Commission has the say as to what to allow. Hildebrand inquired as to what was meant by a temporary structure. This will be a pre-constructed shed that will be delivered. Motion to approve made by Schellin and seconded by Nicolaus. On the roll all voted yes.

- 4.) (3.) **Commercial Site Plan seeking approval:** 1919 County Road C, dba Plymouth Industries: Gary Gartman from Quasius Construction as well the owner John Knowles were present. Gartman explained to the commission on where and how the newly created addition would look. It is being constructed on the west side of the building, and will allow to retain more greenspace. An addition to the north parking lot is also part of this proposed addition. Calculations for storm water have been submitted. Motion to approve was made by Hildebrand and seconded by VanNorWick. On the roll all voted yes to approve.
- 5.) (4.) **Commercial Site Plan seeking approval:** 1404 Pilgrim Road dba Millennium Technologies: Gary Gartman from Quasius and Chris Hackel from Millennium were present. The site plan was presented to the Commission. With this alteration/addition this site will be maximized. Additional parking is being proposed for this continued growth. This is a 2-phase development. The first phase will be at or near complete, then the 2nd phase will commence. This will facilitate the operation to continue operate. Fire Chief Pafford commented that he had worked with the design professionals on this, and was satisfied with the changes made to accommodate fire apparatus. Director Austin said that there has yet to be submitted for approval. This would need to be addressed in the motion to approve. The driveway approach would be widened for anticipated truck traffic to avoid trucks standing by on Pilgrim Road. The driveway alteration would need to be approved by the Public Works Commission as it exceeds what is currently allowed. The building finish would closely match the existing and in time the whole building would be color matched. Motion to approve Nicolaus, and seconded by VanNorWick. On the roll all voted yes to approve.
- 6.) (5.) **Commercial Site Plan seeking approval:** 465 Walton Drive, Lot 1, dba Biggby Coffee. Director Austin explained this was a subdivision of the Wal*Mart development, with the stormwater calculations as part of the original development. This development is small enough to not require stormwater calculations. Landscaping will be forthcoming with tree plantings. Exterior colors should be about as shown, and finish will be either plank siding or faux brick. The building outline changed as an addition to the building is being proposed to accommodate an additional restroom for patron on the outside utilizing the outdoor eating area. Schellin commented about the consideration of bike traffic off the Plank Road Trail. Motion to approve made by Schellin, and seconded by Nicolaus. On the roll all voted yes to approve.
- 7.) (6.) **PUBLIC HEARING;** Regarding City of Plymouth 2022-2042 Comprehensive Plan Update See comments in #2
- 8.) (7.) **Resolution # 1 of 2022:** City of Plymouth Plan Commission Adoption of the City of Plymouth 2022-2042 Comprehensive Plan. No action taken.
- 9.) (8.) **Communication – Letters, E-mails, or reports Related to the Plan Commission.** Asked if there would be a report from the open house? Chairman Pohlman commented that there could be further discussion regarding any/all comments submitted, but the Open House and Public Hearing portion of this approval process is completed. Tim Blakeslee was introduced as the City of Plymouth's new City Administrator. Motion to adjourn made by Nicolaus and seconded by O'Malley. Adjourned at 19:12 hrs.

Respectfully Submitted,
Pete Scheuerman
Plan Commission Secretary.