

City of Plymouth
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September 2, 2022

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

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

The Plan Commission meeting was called to order by Chairman Pohlman at 18:00hrs.

Roll Call: All members Present

- 1.) **Approval of Minutes from November 3, 2022;** Motion to approve made by O'Malley and seconded by Schellin. On the roll all voted Aye.
- 2.) **Discussion and possible action:** 3424 County Road PP, Plymouth, dba Toro. Jerod Voskul from A. Chappa Construction was present to explain the project being considered. The Toro Company is intending to building a fire pump room on the northwesterly corner of the existing building. They currently draw from the pond to the east and the system is failing. Chief Pafford has made contact with the Toro representative regarding a truck worthy access road from STH 57 to this point for Fire truck access to this part of the building. Member Nicolaus stated this was an old railroad be and probably just needs some top dressing as the base should be fine. DPW Mgr. Austin mentioned a consideration for impervious surface, and that the water main agreement needs to be handled yet with the City Utility. Motion to approve made by Hildebrand and seconded by Nicolaus. On the roll all voted yes to approve.
- 3.) **Discussion and possible action:** 1663 Pilgrim Road, Plymouth dba Specialty Sales. Jerod Voskil from A. Chappa Construction addressed the Commission regarding the proposed driveway/parking lot alteration. This alteration will allow through traffic in the building for loading and unloading. DPW Mgr Austin asked about the area proposed as being paved. Voskil replied that it would be a combination of asphalt and concrete installed in the Spring of 2023. Austin and Pafford had no concerns. 13,000 sq. ft. of impervious surface. Motion to approve Nicolaus, and second VanNorwick. On the roll all voted yes to approve.
- 4.) **Discussion and possible recommendation:** CSM seeking recommendation; LOT 1 AND OUTLOT 1, CSM VOL.26 PG. 269 AND LOT 2, CSM VOL.20, PR. 240 BEING PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 21 EAST. CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN; Chairman Pohlman advised the Commission members that the next 2 agenda items all related to this same group of parcels, and to try to keep on the CSM, but would acknowledge related comments, as one approval needed the other. Devin Winter from Excel Engineering explained to the

Commission members about what the intent of the division, use and Zoning request change. The front lot will be divided into 3 lots, one of which is considered to be without its own road frontage. It was noted that the City's Ordinance, with Plan Commission approval, has the ability to be created as long as it meets the minimum standards for access via another means. Administrator Blakeslee explained that the Staff recommendation was to incorporate a Developer's Agreement with this allowance for lot #3, as shown on the submitted CSM. Chief Pafford stated that this private road should work as it is proposed as being 24 feet wide of paved surface. Schellin inquired about the triangle lot that is shown. Winter explained that this triangle shaped lot was surveyed off as to allow through passage and missing the wetlands that exist in that area. Motion to approve was made by Nicolaus, and seconded by Schellin. On the roll all voted yes to approve.

- 5.) Discussion and possible recommendation:** Area located behind 2587 Eastern Ave. Seeking a rezoning from B3 Highway business, to R4 Multifamily. The request for the change was to allow the combining of the severed triangle parcel to adjoin the back lot which is already Zoned R4 Multifamily. Motion to approve made by Hildebrand, and seconded by Schellin. On the roll all voted yes to approve.
- 6.) Discussion and possible recommendation:** Area located behind 2587 Eastern Ave. Property seeking an Amendment to the Comprehensive Plan Map for the City of Plymouth. The current designation is Natural Area, and is seeking to change to Residential. Within the Comprehensive Plan the furthest south lot was within the Natural Area designation. For development purposes, this needs to be changed to a Residential designation. Wetlands and Flood areas will still be delineated with the anticipated future development. Motion to approve made by VanNorwick, and seconded by Hildebrand. On the roll all voted yes to approve.
- 7.) Communication – Letters, E-mails, or reports Related to the Plan Commission;** Nothing was brought forward, thus Chairman Pohlman requested a motion to adjourn which was made by Nicolaus and seconded by O'Malley. Adjourned at 6:39 PM until January 5, 2024.

Respectfully Submitted,

Pete Scheuerman
Secretary.