

City of Plymouth
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April 6, 2023

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

Staff Present; Administrator Tim Blakeslee, DPW Mgr. Cathy Austin

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

Roll Call: All members present.

- 1.) Approval of Minutes from March 2, 2023. Motion to approve the minutes made from Nicolaus, and seconded by O'Malley. On the roll all voted aye to approve.
- 2.) **Exterritorial Land Division Seeking Approval;** The West ½ of the Northwest ¼ of the Northwest ¼ of Section 20, T15N-R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin. Owner Darin Straus was present. He explained to the commission that the split of land was to parcel off a 2 acres piece and retain the balance. Motion to approve Hildebrand, and seconded by Schwoerer. On the roll all voted yes to approve.
- 3.) **Parking Lot Alteration seeking approval; Arch Electric, 1237 Pilgrim Road.** Addition to parking lot and security fencing around perimeter. Josh Wall from Arch Sustainability was present. He explained that the parking lot addition was to have a secured laydown area for inventory. The secured area would be enclosed with a chain link fence. He didn't believe there would be any barbed wire proposed. This then would free up the current paved area. Motion to approve made by Schwoerer, and seconded by O'Malley. On the roll all voted yes to approve.
- 4.) **Parcel seeking annexation, rezoning request, recommendation to City Council: Tabled from 3-1-23.** Consideration of zoning district designation of HI - Heavy Industrial upon annexation for portion of parcel no. 59016-222890, lying west of 1446 Pilgrim Road. Bob Travis, owner of subject business, and Dick Dainert were present. Travis explained that in order to expand their growing business, they needed to annex this parcel, thus triggering a rezoning from A (Agricultural) to HI (Heavy Industrial) as they need to commence development as soon as possible. Member Nicolaus moved to take this item off the table from the last meeting on March 2, 2023. This motion was seconded by Hildebrand. Then the motion to approve was made by Nicolaus to recommend approval of the rezoning. This motion was seconded by Schellin. On the roll all voted yes.
- 5.) **Site Plan for Commercial addition seeking approval; 1446 Pilgrim Road** Pre-engineered metal building addition. Dainert explained that the design will follow the existing structure. This addition will allow for production expansion growth. The largest single shift population is at 35. The parking areas total 48 thus meeting the City's

requirement for parking spaces. Staff members had no forwarded concerns from the Staff review. Motion to approve made by O'Malley, and seconded by Hildebrand. On the roll all voted yes to approve.

- 6.) **Site Plan for new commercial building seeking approval; 515 Appleton Street 2** Story, 12 Unit apartment building. This site plan came before the Commission at the 3-2-23 meeting as a conceptual review. Jason Limbeck from ABACUS Architects was present for the review of the site and Civil related topics. He has calculated that they will be constructing about 20,000 sq. ft. of impervious surface(s). Storm water is being detained in an onsite pond in the SE corner of the lot, which will address the removal of Tss (total suspended solids) Two drive entry ways are proposed one from Appleton St, and the other off E. Clifford St. Erosion Control measures have been planned and will be installed. Member Hildebrand inquired as to the rent costs. Owner Yepuri stated they will see where these fall after construction, and market analysis. Motion to approve made by Schwoerer, and seconded by VanNorWick. On the roll all voted yes.
- 7.) **Discussion and recommendation on an ordinance** amending sections 13-1-132 and 13-1-221 of the City of Plymouth, Wisconsin zoning code regarding Solar energy conversion systems and definitions. Opening the presentation was Administrator Blakeslee. He described the process of introducing an "Decommissioning regulation" within our ordinance. Chairman Pohlman inquired as to this being customary, and Blakeslee responded that yes, this is not unique to Plymouth. Member O'Malley commented about the cost of a survey requirement driven by the Conditional Use process. Scheuerman explained that the conditional use requirement has been stricken for that and other reasons. Scheuerman also explained that the "charge" against the total allowable accessory building square footage has been removed. This was possibly an oversight at the initial adoption of this ordinance. The consensus was to have the decommissioning after a consult with the City Attorney. This was prompted by a comment that member Schellin had made about the expected useful life of a solar array. Motion to recommend to Council was made by Hildebrand and seconded by Nicolaus.
- 8.) **Communication – Letters, E-mails, or reports Related to the Plan Commission;** Administrator Blakeslee reminded the members that the May meeting has been moved to May 11, 2023. Scheuerman shared with the Commission that Scooter's Coffee has obtained their building permit and hopefully will commence construction soon. O'Reilly Auto had lost their permit to build due to delays, and would need to resubmit and reapply for a site plan approval.

Motion to adjourn made by Nicolaus, and seconded by Schwoerer at 6:40 PM.