

City of Plymouth
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September 7, 2023

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

Staff Present; Chief Ryan Pafford, Administrator Tim Blakeslee

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

- 1.) Approval of Minutes from July 6, 2023. On the roll all voted aye to approve. (Note: no August meeting)
- 2.) **Extraterritorial Survey Map** seeking approval: Matt Gami property owner seeking to split off 3 acres for a sale. The Town of Plymouth has already approved this division. Motion to approve made by Hildebrand, and seconded by Nicolaus. On the roll all voted yes to approve.
- 3.) **Site Plan Seeking Approval; 1446 S. Pilgrim Road** DBA Ink Works; Dick Daehnert was present representing the Quaisus Construction Company. A second plan had been submitted as the owner has raised the roof to accommodate storage, which wasn't shown on the first submittal. This new proposed addition is being constructed on land that was recently annexed into the city Daehnert confirmed that it has been attached to the existing parcel, thus being one parcel. Nicolaus asked about the building being sprinklered, and Daehnert confirmed that yes it would be fully sprinklered. Storm water management has been completed for this addition. The building exterior will be matching the existing materials. The exit shown with the long stairway is a planned exit to grade. Parking stall numbers were confirmed to meet the City Ordinance requirement. Nicolaus asked Chief Pafford about the adequacy of the proposed Fire truck Access road. Pafford confirmed that it appeared to be compliant. Motion to approve was made by Schellin, and seconded by Nicolaus. On the roll all voted yes to approve.
- 4.) **Ordinance Seeking recommendation to City Council for approval: AN ORDINANCE CREATING SECTION 13-1-140(B)(3) OF THE CITY OF PLYMOUTH, WISCONSIN ZONING CODE REGARDING ACCESSORY STRUCTURES OF 160 SQUARE FEET OR GREATER.** Building Inspector Scheuerman explained to the Commission that this sought change is to address the larger buildings that had been simply placed on grade, or a gravel base were supported by a concrete slab. Scheuerman stated historically that if a vehicle could be stored in the building, it was to be treated as a garage for its support, and impervious floor, as opposed to wood. This ordinance change would codify this requirement for buildings exceeding 160 sq. ft. member Schellin had inquired that if someone felt aggrieved by this ordinance, they could appeal. Scheuerman stated yes, they could. Motion to approve made by Nicolaus, and seconded by Schellin. On the roll all voted yes to approve.
- 5.) **Communication – Letters, E-mails, or reports Related to the Plan Commission.** Member Nicolaus inquired about the availability of a report being generated by Kapur and Associates. Administrator Blakeslee stated it would be forthcoming.

Motion to adjourn made by Schwoerer, and seconded by Nicolaus, at 6:45.