

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

Staff Present; Chief Ryan Pafford

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

- 1.) **Approval of Minutes** from April 6, 2023. Motion to approve the minutes from the April 4, 2023 meeting made by Nicolaus, and seconded by Schwoerer. On the roll all voted aye to approve.
- 2.) **Driveway Installation Plan Seeking Approval;** Administrator Blakeslee explained the petition for allowing a driveway in the Town of Plymouth to attach to a street in the City, namely Riverview Drive at the north end. Petitioner Andrew Meyer was present. (see memo) Chairman Pohlman inquired with the Fire Chief as to standards for this type of driveway. Chief Pafford responded that it should be at least 12 feet wide and built to withstand the weight of the fire fighting apparatus. Meyer explained he would place a stone breaker base then top with finish material. Meyer was interested in maintaining the balance of the land outside of the proposed homestead for farming/agriculture use. Member Nicolaus inquired as to any possible "plan" currently for the balance of the land for development? Member Hildebrand stated he felt it should be annexed. Member Schellin asked if there are any other similar situations within the City. Pohlman stated that it should be annexed, and that the Town will allow anything. No well or septic is allowed within the City limits. By allowing this to not be annexed, it creates somewhat of an island, much like the Fleet Farm store, who connected to City utilities, and then never annexed. Scheuerman looked within the Agriculture Zoning regulations. He read that this zone would allow 1 & 2 Family "Farm Dwellings", thus the duplex could be constructed, and the balance of the land could be farmed. Meyer inquired as to the City possibly extending the sewer/water to the very end of Riverview Drive. Pohlman responded, that it may be a possibility, and possibly it may be a shared cost with Meyer. Pohlman asked Meyer to make some type of a proposal for that extension. Meyer stated he had nothing further. Chairman Pohlman asked for a motion. NO MOTION was made for or against. Pohlman stated with no motion being made, then the Commission has chosen to take "no action" on this agenda item.
- 3.) **Site Plan Seeking Approval;** 2121 Eastern Ave, O'Reilly Auto Parts; Ian Lang and Maria Greshina from Simon CRE were present virtually. This plan was approved and then after the project was permitted, it failed to start, thus the Building Permit had expired. Scheuerman asked to confirm that the exterior would be colored CMU as shown on the submitted plan. Lang responded that yes it would be as shown on the plan. Member Schellin inquired as to the setbacks shown. Scheuerman confirmed that the setbacks that were shown were correct, as the members erroneously received a dated site plan with their respective packets. On an easel Scheuerman pointed out the updated site plan. This plan was adjusted to make the setbacks

correct for the B3 as they [O’Rielly Auto] was no longer part of the condo association. Member Nicolaus inquired as to the driveways to the store. Greshina responded that they would be utilizing the existing site egress north of the St. Vincent DePaul and referred to it as the existing “right in, right out”. No “curb cuts” are being proposed. The patron egress is from the NE corner and the SE corner of the site. Pohlman inquired as to if the patrons will be crossing over the condo owned property? Greshina responded that [they] cannot control patron traffic. Pohlman continued then asking the Fire Chief if he felt apparatus can make efficient entry to the site. The Chief felt it would work fine. Pohlman asked Greshina about construction commencement date. The response was right away as the contractor was waiting at the ready. Motion to approve was made by Schwoerer, and seconded by Hildebrand. On the roll all voted yes.

- 4.) **Discussion and Possible Action Regarding Downtown Design Strategy;** Administrator Blakeslee opened the topic with a background of this strategy. The area to be within this potential guideline/regulation was delineated by an Ad Hoc committee. (see memo) He then proceeded with a “Power Point” presentation available to the members and people in the audience. After the presentation Pohlman called for a motion. Member Hildebrand made a motion to not recommend this Downtown Design Strategy go to City Council. As no “second” was made, Member Nicolaus made the motion to recommend sending this Design Strategy to City Council for approval. Member Schellin seconded stating with I need to ask some more questions, but will second to discuss. Schellin opened the discussion with how this compares to the Comprehensive Plan. Blakeslee responded that this is a Strategy and would work into something years later. Schellin asked as this would be binding law? Blakeslee responded that the first change would be to the Zoning Code, then work with staff and break out components. Hildebrand commented that once an Ordinance, it’s will be considered to be law. He stated that the Downtown businesses do not want this, and it would end up being a burden on the tax payers. He had attended a D.A.M. (Downtown Artists & Merchants) and the consent was that [they] didn’t want it either. Nicolaus inquired as to if passed would this then compromise the buildings on the National Registry. Schellin asked if it goes to Council, can it be changed after they would approve it? Blakeslee replied that the Zoning portion would need to be passed at Plan Commission. Schellin felt that negotiations would be good and more discussion is needed to get to something that would work for all parties. On the motion to go to Council recommending approval, No votes from O’Malley, Hildebrand, and Schwoerer. Yes votes from Schellin, Pohlman, and Nicolaus. Due to an even number of members present, this presents a “tie vote” thus does not pass, no action by the Plan Commission.

- 5.) **Communication – Letters, E-mails, or reports Related to the Plan Commission;** Secretary Scheuerman stated that he has nothing submitted for the June Plan Commission Meeting.

Motion to adjourn made by Hildebrand and seconded by Schwoerer.