Plan Commission Minutes

January 9, 2020

The Plan Commission meeting was called to order by Chairman Pohlman at 6:00 PM.

Roll Call: Don Pohlman, Jim Flanagan, Ron Nicolaus, Jeremy Schellin, David Wilson, John Nelson

Also Present: Brian Yerges, Cathy Austin, Denis Fellows, Karsen Gosh, Chris Merklein, Emmit Feldner

Absent: Bob Gonzalez

1.) **Approval of November 7, 2019 meeting minutes**; Motion to approve by Nicolaus, second by Wilson. On the roll, all voted yes.

2.) **Discussion and recommendation of zoning;** Campbell Real Estate Investments LLC, 114 Depot Road, Plymouth. Brian Yerges explained the need to establish a zoning district to the parcel. Historically there was no zoning designation assigned to the parcel, likely due to the fact that it was originally located within railroad right-of-way. Mr. Yerges noted that the draft ordinance included in the agenda packet had a misprint indicating a public hearing would be held. He clarified that the public hearing would be held before this item goes before Common Council. City staff recommended that the parcel be zoned B-2 to fit in with the surrounding parcels. Motion to approve by Nelson, second by Schellin. On the roll, all voted yes.

3.) **Discussion and possible recommendation regarding zoning text amendment for the B-3 zoning classification to allow principal building height of up to 50 feet by conditional use permit;** Plymouth Hotel Group LLC, Parcels #59271821071and 59271821072, Plymouth. Mr. Yerges explained that the proposal for a Cobblestone Hotel would exceed the height restrictions in the B-3 zoning district. Chris Merklein of the Van Horn Group explained the proposed hotel construction project to the Commission. The need for this height change would allow for a nicer looking hotel model with several extended stay rooms. Commissioner Flanagan asked for clarification that the hotel would be sprinklered and the answer was affirmative. Motion to approve by Nicolaus, second by Schellin. On the roll, all voted yes.

4.) **Discussion and possible recommendation of Downtown Design Guidelines;** Mr. Yerges explained the Downtown Design Guidelines to the Commissioners as it was recommended by the Redevelopment Authority (RDA). Commissioner Flanagan made the comment that downtown design guidelines should be addressed however, the original document was unclear to what was a guideline and what was a requirement. Commissioner Nelson recommended appointing a Board to help make decisions comprised of members of the RDA, Plan Commission, and downtown business owners. The Commission agreed to pursue design guidelines in the future.

5.) **Communication – letters, e-mails, or reports related to the Plan Commission**: City Administrator Brian Yerges distributed copies of the Town of Plymouth’s 10 Year Comprehensive Plan Update for informational purposes.

Meeting adjourned at 6:65 PM. Motion made by Wilson, seconded by Schellin.

Respectfully submitted,

Karsen Gosh

Plan Commission Secretary