

City of Plymouth
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November 3, 2022

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

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

The Plan Commission meeting was called to order by Chairman Pohlman at 18:03hrs.

Roll Call: absent Hildebrand, Nicolaus (arrived at 18:17)

- 1.) Approval of Minutes from October 6, 2022: Motion to approve made by O'Mally, seconded by Schellin. On the roll all voted aye.
- 2.) **PUBLIC HEARING;** Regarding the following proposed Conditional Use Permit: Aurora Health Care, 2600 Kiely Way, Plymouth, Wisconsin. The Conditional Use request is to construct a Photo Voltaic Array at grade in the B3 [Highway Business District], which is allowed only by Conditional Use per Sec 13-1-132(c)1.: Andrew Holmstrom was present from Arch Electric. Chairman Pohlman opened the public hearing. Administrator Blakeslee spoke to the Commission regarding the somewhat newly enacted Act 67 with the State of Wisconsin. This new Act changes the way Municipalities regulate Conditional Use Permits (CUP). He gave an overview of the Conditional Use regulations as they are today. All aspects of the City's Zoning Code may be required as part of the CUP approval. Additional items that are being sought as requirements of this CUP; "Decommissioning plan" of the solar array if it becomes non-functioning, and the like. Also, to require a new CUP in the event the proposed installation is altered in the future. Chairman Pohlman opened the floor for comments. Member Schellin asked about the decommissioning requirements. Administrator Blakeslee explained what the intent was for that. He also pointed out that the City couldn't require an "enclosure" for this installation per the Act 67 guidelines. Blakeslee also explained that the last bullet point on his enclosed statement was to be dismissed as the Wisconsin PSC had made a ruling in favor of Plymouth Utilities in regard to this installation. Andrew Holstrom from Arch Elect explained that the solar panels do have what they refer to as a "scrim" that provides some level of intrusion suppression. Schellin asked if the roof mounted installation had been considered. Holstrom stated that the structural capabilities of the roof didn't allow for the additional load. At 18:15 Chairman Pohlman Closed the public Hearing. Motion to approve made by VanNorwick and seconded by O'Malley. On the roll all voted yes to approve with Nicolaus abstaining.
- 3.) **Communication – Letters, E-mails, or reports Related to the Plan Commission:** Secretary Scheurman shared some building updates with the members regarding current and upcoming commercial improvements.

Motion to adjourn made by Schellin, seconded by O'Malley. 18:24 until 12-1-2022