

City of Plymouth
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February 2, 2023

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

Absent: Greg Hildebrand

Staff Present; Director Austin, Administrator Blakeslee

The Plan Commission meeting was called to order by Chairman Pohlman at 18:10hrs.

- 1.) **Approval of Minutes from January 5, 2023:** Motion to approve made by O'Malley, seconded by Nicolaus. All voted aye to approve.
- 2.) **Site Plan seeking approval; (area of 2587 Eastern Ave) Braveheart Development, David Pedelty dba; Scooter's Coffee.** Brad Reimer addressed the Commission regarding a new build for a Scooter's Coffee drive-through location. This is located east of the Pick-n-Save, and west of the Jimmy John's sandwich shop currently under construction. The storm water calculations were part of the overall site plan that was done with the Jimmy John's location. Administrator Blakeslee stated he had conferred with Fire Chief Pafford and that the Chief didn't have any concerns about the build. Member Nicolaus questioned that there was only one in and one out for this location. Director Austin stated that currently, yes, but in the future there is a good possibility there will be a southeast exit through a private road. Hopefully there will be "right in, right out" traffic. Member Schowerer asked as to how many employees will this business need? Reimer didn't have that answer as he's the Civil Designer only. Member Schellin expressed a concern with drive-up window traffic being out on Eastern Ave. Reimer replied they can service many patrons in a very short amount of time, and that [they] don't foresee an issue with that. A second menu board may be added later in the event [they] do have issues with traffic. Reimer explained that the approach and sidewalk were too high, and that they were going to address that during the development of the site. Motion to approve made by Nicolaus, and seconded by VanNorWick. On the roll all voted yes to approve.
- 3.) **Site Plan seeking approval; Lot corner of Appleton St and E. Clifford St. 12 unit apartment building. VIK Holdings/ABACUS Architects.** Bob Heimerl spoke to the Commission regarding the Conceptual Design approval. The site is of a 12 unit building, all with corresponding garages, and 14 outside parking spaces. There will also be an onsite office. Colors planned are white board and baton with black trim, and some masonry veneer/stone work. The roof is to be black asphalt shingles with metal shed dormer roofs over the elevated decks. Chairman Pohlman commented on the 2 drive openings, one on Appleton and one on E. Clifford St. Member O'Malley inquired as to if these were age restricted or low income, and the owner stated they would not be, thus indicating market rent units. The storm water design was discussed and member VanNorWick noted that the building appears that it could easily be moved on the site to help accommodate more space to address that issue.
- 4.) **Communication – Letters, E-mails, or reports Related to the Plan Commission:** A Board of Adjustments seminar information sheet was passed out to members. All members are welcome to sign up and participate. The City will reimburse them for the fees per Administrator Blakeslee. Due to this conflicting with the next Plan Commission meeting date, it was agreed to move the meeting to Wednesday March 1, at the regular time of 6:00PM.

Motion to adjourn made by Nicolaus and seconded by O'Malley, adjourned at 6:47.