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June 6, 2024

Members present: Chairman Don Pohlman, Jane Meyer, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, Justin Schmitz

Absent: John Wyatt (arrived at 6:26)

Staff Present; Administrator Tim Blakeslee, Cathy Austin, Fire Chief Ryan Pafford

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

- 1.) **Approval of Minutes from May 2, 2024.** On the roll all voted aye to approve the minutes. Chairman Pohlman introduced the new member Jane Meyer.
- 2.) **Site Alteration Plan Seeking Approval:** Parking lot alteration and building modification to 1610 Eastern Ave. Marda Lugar and Carl Hilton from Auto Zone Development were present via Zoom. Marda explained to the Commission the proposed changes to the building and to the parking lot. Gables are being proposed on the south and east roof lines. A new door is being proposed with a sloped area for deliveries in the south parking lot. Various color changes are being proposed on the building's exterior. Member Nicolaus inquired as to how and where will the semi truck park during deliveries. Hilton responded that the deliveries would be during "non-peak" times, or off hours. Chairman Pohlman added that encroachment onto Eastern Avenue would NOT be allowed as the street is too busy. Scheuerman shared with the Commission the design from the initial build in 2004. The west side of the subject building has apparently 11 "shared stalls" with the west side neighboring property. The delivery truck could park there. Pohlman stated the motion to approve this site plan should include the provision that Auto Zone needs to demonstrate they can comply with utilizing the site, and not obstruct traffic. Motion to approve made by Nicolaus and seconded by Hildebrand. On the roll all voted yes to approve.
- 3.) **Certified Survey Map, CSM seeking approval:** A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin. Dave Rider and Mark Lake were present from Wangard Development. Opening statement from Rider was that they intend to begin this development with the construction of 5 buildings that would have a total of 120 units. Administrator Blakeslee explained the site and process to the Commission. This development is to the west of our current WalMart. He had provided a Staff Memo describing the sequence of approvals necessary for this project site. The rezone does not include the 4.4 acres shown on the CSM. The Comprehensive Plan Amendment will allow the residential/multifamily development. With the rezoning from the current B3 to the R6, it doesn't create any conflict with areas properties. Member Schmitz inquired as to the use of retention ponds that exist. The response was that stormwater management is being calculated, and will be addressed. Member Schellin asked about the "commercial" use to the north. The 4.4 acres are being considered for commercial development in the future. Member Wyatt arrived at 6:25. Motion to approve made by Schellin, and seconded by Nicolaus. On the roll all voting, voted yes. Wyatt asked to not be included in this vote.

- 4.) **Parcel seeking recommendation to City Council for rezoning:** Part of Parcel No. 59271827945 currently Zoned as B-3, Highway Business. Seeking R-6 High Density Multi-Family Residential. This rezoning is for the 20+/- areas shown on the CSM. Motion to approve made by Nicolaus, and seconded by Schellin. On the roll all voted yes to approve.
- 5.) **Parcel seeking recommendation to City Council for Comprehensive Plan Map Amendment:** Part of Parcel No. 59271827945 from an future land use designation of Commercial & Environmental Corridors to Residential & Environmental Corridors. Blakeslee advised the Commission that this would be going to City Council on 6-25 for the final approval. Motion to approve made by Hildebrand, and seconded by Nicolaus. On the roll all voted yes to approve.
- 6.) **Discussion Regarding Accessory Structure Ordinance:** Discission and potential referral to Plan Commission of modifications of Sec. 13-1-140 regarding accessory structures. Building Inspector Scheuerman spoke to the Commission members about various proposed changes within the Zoning Code Sec 13-1-140, that relates to size and number of accessory uses. Attached and Detached garage sizes as well the number of detached accessory use buildings will are proposed to be increasing. Various members asked questions as well some discussion ensued. The draft/recommendations will be drafted into Ordinance language, then return to the Commission for review and possible further editing.
- 7.) **Communication – Letters, E-mails, or reports Related to the Plan Commission;** Administrator Blakeslee alerted the Commission members about the next meeting will be a review of a Floodplain revisions that are mandated by the State of Wisconsin. Chairman Pohlman reminded the Commission members of the delayed date for the July meeting which is scheduled for the 11<sup>th</sup> of July due to the 4<sup>th</sup> falling on our normal “First Thursday”

Motion to adjourn made by Nicolaus, and seconded by Schellin.