

# City of Plymouth Plan Commission

## OFFICIAL MINUTES FEBRUARY 6, 2025

Mayor Pohlman called the meeting to order at 6:00 PM on February 6, 2025. The following members were present: Jane Meyer, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, John Wyatt, and Justin Schmitz. Also present: City Administrator/Utilities Manager Tim Blakeslee, Assistant Administrator/Community Development Director Jack Johnston, Fire Chief Ryan Pafford, and City Clerk/Deputy Treasurer Anna Voigt.

- 1.) **Approval of Minutes from January 9, 2025:** Motion was made by Nicolaus/Schellin to approve the minutes. Upon the call of the roll, all voted aye. Motion carried.
- 2.) **Site Plan Seeking Approval; 3424 County Road PP, Lawn Boy Inc. (dba The Toro Company), for the installation of a 900 square foot smoking shelter.:** Jared Voskuil from A. Chappa Construction explained that they are looking for approval for a 900 square foot smoking shelter at Toro. Pohlman asked if there are any staff concerns. Johnston stated there are no concerns from staff. The property is zoned properly, wetlands exist along the east side of the driveway off of CTH PP. There is also a small pond located on that portion of the property. There are no concerns of floodplain. Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns. Motion was made by Wyatt/Nicolaus to approve the site plan at 3424 County Rd PP, The Toro Company for the installation of a 900 sq ft smoking shelter. Upon the call of the roll, all voted aye. Motion carried.
- 3.) **Concept Plan Seeking Feedback; 5874 N. Pleasant View Rd, Nass Builders LLC., regarding a concept plan for a condominium development and possible future subdivision plat.** Andrew Nass from Nass Builders LLC explained that he is presenting a concept of building six-building duplexes off of N. Pleasant View Rd. Pohlman asked if there were any concerns from the staff. Johnston explained the condo shows 15 feet in the rear yard setback so some adjustments would have to be made on the site plan. are some floodplain and wetland maps showing a small encroachment of wetlands. Johnston also noted there is a small stream on the site plan. Staff does recommend conducting a wetland delineation if there hasn't been a recent one on file. Also, a rezone and condo plat process would have to be done. Nass stated Hartland Environmental would be doing the delineation. Pohlman asked if there would be a private road through the development. Nass stated yes there is already curb cut for a private drive. Chief Pafford stated that he has talked with Nass about the minimum width a private drive needs to be. Hildebrand asked Nass if by the time site plan comes back to the commission all the things talked about will be taken care of? Nass stated that before resubmitting the wetland delineation would be done, mapping, and storm water retention he would work with the City to take care of. Schmitz asked if the concept would be the same side by sides as the ones on Hummingbird. Nass stated that they probably won't be as big, but the same idea 1500 sq ft., two bedrooms attached garages. Blakeslee asked what the timing might be from for phase one, two and three? Nass stated that condos would be phase one. Pohlman stated that an important thing to do is to get the drainage size correctly so you only have to do it once for the whole area. Nass stated he will be working with Rodger Storm to have everything hashed out so there are no ponds on Pleasant View. Schellin asked if he

considered routing the private road from the condos to the public roads. Nass stated that he decided to go with a private road for future buyers, thinking that it would make it more private and less traffic flow. Nicolaus asked if the county had been contacted. Johnston stated that he contacted the County to see if there were any permits in regard to wetlands. Since it is in the City they didn't have any permits, it would be the City's responsibility. Nicolaus noted that the Tallgrass subdivision there is no on street parking. Johnston stated that staff would work with Nass on completing the list of things talked about before coming back to Plan Commission for a site plan review.

- 4.) Communication – Letters, E-mails, or reports Related to the Plan Commission (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons):** Blakeslee stated that Wangard is continuing their development.

Motion was made by Nicolaus/Schmitz to adjourn the meeting. A unanimous aye vote was cast. Motion carried.