

City of Plymouth  
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February 1, 2024

Members present: Chairman Don Pohlman, Carole O'Malley, Jeremy Schellin, Greg Hildebrand, Randy Schwoerer, Jim Droste, Ron Nicolaus.

Absent: None

Staff Present; Administrator Tim Blakeslee, Fire Chief Ryan Pafford

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

- 1.) Approval of Minutes from December 7, and December 29, 2023. Motion to approve both meeting minutes made by Schwoerer, and seconded by O'Malley. On the roll all voted aye to approve.
- 2.) **Extraterritorial Survey Map** seeking approval: PART OF THE SW ¼ OF THE SE ¼ OF SECTION 36, T15N R21E, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. W4668 Sumac Road, Plymouth. Owner Tom Schultz was present. Schultz stated [they] had purchased a 64 acre parcel. Two parcels were created at 5 acres each. The homestead, and an additional 5 acres. The balance would remain as farmland. This division is about 1 mile east of STH 57 on Sumac Road. Member Hildebrand made the motion to approve, with a second by Nicolaus. On the roll all voted yes to approve.
- 3.) **Sign placement seeking approval:** Per Sec 13-1-106(j) *A sign identifying a planned shopping center grouping may be permitted with the approval of the plan commission, and the commission may, in such case, modify the regulations applicable to the height, size, and location of such sign consistent with the spirit and intent of the regulations.* 2133 Eastern Ave., Fairfield Plaza. Lance McTrusty and Paul Butler from Bauer Sign, and Condo Association President Mike Schields were present. Paul Butler explained the situation and design to the Plan Commission members. Starting several years ago, permission was granted to move the Fairfield Plaza sign due to it's location interfering with the O'Reilly Auto build. The O'Reilly Auto site was subsequently parceled off, thus creating a non-conformance with a sign greater than 200 square feet per side, which was about how large the old Fairfield Plaza tenant sign was. A sign permit was issued for a smaller design that would have conformed to the smaller allowed sign square footage allowed for smaller parcels. Bauer sign had apparently reconstructed a larger sign, as initially intended. With the sign square footage being in the excess of what the Ordinance allowed, verified by the City Attorney, per Sec 13-1-106(j) allows the Plan Commission to approve a sign larger than allowed for a planned shopping mall. Member Schellin asked about the sign being built as being actually larger, as well questioning the smaller sign. Chairman Pohlman stated that the Plan Commission was to address the "final product" design. Motion to approve made by Schwoerer, and seconded by Nicolaus. On the roll all voted yes to approve the larger sign.

- 4.) **City Park Building Design seeking recommendation to City Council for approval.** A Maple “Sugar Shack” design being considered for construction at City Park. John Nelson representing the Plymouth Maple Syrup Association was present. The maple shack is intended to be utilized for making maple syrup from trees within the City. Plans are to construct the shack with Ash timbers, side with White Pine or Hemlock, and install a metal, standing seam roof. Construction of the shack will be performed by volunteers to include High School students in the industrial arts program. Motion to approve made by Hildebrand, and seconded by Schellin. On the roll all voted yes to approve.
  
- 5.) **Communication – Letters, E-mails, or reports Related to the Plan Commission;** No items were brought forward.

Motion to adjourn by Nicolaus, seconded by O'Malley