

City of Plymouth
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March 7, 2024

Members present: Chairman Don Pohlman, Carole O'Malley, Jeremy Schellin, Greg Hildebrand, Randy Schwoerer, 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 February 1, 2024. Motion to approve the minutes was made by Nicolaus, and seconded by Schellin. On the roll all voted aye to approve.
- 2.) **Site Plan Seeking approval:** 125 S. Highland Ave aka Plymouth High School. 10-foot x 18-foot baseball scoring booth. Christen Volbrecht from the Plymouth School District was present. He explained that this was for the P.A. Announcer and scoring folks to have their own place during the game. Historically the scoring was performed within the Home Team's dugout. Member Nicolaus inquired as to is this location high enough to see, without fill or elevation? Volbrecht replied yes it was as there's a mound present at the site. Schellin inquired as to if this would provide streaming video? Volbrecht explained yes, and currently they prop a cell phone and utilize that. Motion to approve made by Schwoerer, and seconded by Hildebrand. On the roll all voted yes to approve.
- 3.) **Extraterritorial Survey Map** seeking approval: PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, T15N-R21E, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY WISCONSIN. Aka: N5583 Oak Road. Steve Laehn was present to answer questions. The plan is to parcel off the barn and the house, and then eventually build a house on lot #2. Pohlman inquired about if the 66 foot road frontage was plausible with the Town. Laehn replied yes, they were. Motion to approve was made by Hildebrand, and seconded by Nicolaus. On the roll all voted yes to approve.
- 4.) **Extraterritorial Survey Map** seeking approval: PART OF THE NW1/4 OF THE NW1/4 OF SECTION 25, T.15N., R.21E., TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. Aka: W4785 County Road C. Joy Kohlman, co-owner was present to answer questions. As a partners, they are looking to sell half of the land co-owned. The Town has yet to approve this. Pohlman stated the motion to approve should include a contingency that the City will sign off only after the Town has made their approval. Motion to approve with contingency by Nicolaus, and seconded by Schwoerer. On the roll all voted yes to approve.
- 5.) **Ordinance Seeking Recommendation to City Council for approval:** An Ordinance Creating Sec 13-1-28 of the City of Plymouth, Wisconsin Zoning Code regarding creation of R-6 high density multi-family residential district. Administrator Blakeslee addressed the commission regarding the ordinance proposal. Projected needs for the City of Plymouth is to have 1,000 more housing units within the next 20 years. The Ad Hoc committee has looked at the ordinance, and made comparisons to peer communities. Member Hildebrand

inquired as to if currently the Salem Green complex was too large? No one was aware of what the ordinance was at the time of construction. Are there any others, and it's not apparent. O'Malley inquired as to why the requirement for 1.5 parking spaces per unit? Blakeslee responded that there are apparently less drivers for multifamily dwelling. Currently the R4 requires 2 per unit. Pohlman inquired as to if our City Attorney has worked on this draft ordinance, and Blakeslee confirmed yes. This will create a zone for an opportunity for more development. Pohlman inquired with Chief Pafford as to apparatus accessibility. Pafford stated he has reviewed this ordinance and felt that it would NOT create something the Fire Dept couldn't handle. Motion to recommend for approval to council made by Schellin, and seconded by Nicolaus. On the roll all voted yes to approve.

6.) Communication – Letters, E-mails, or reports Related to the Plan Commission.

Secretary Scheuerman announced due to the lack of any submittals for the April meeting, there will be no Plan Commission meeting for next month.

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