

City of Plymouth  
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May 2, 2024

Members present: Chairman Don Pohlman, Carole O'Malley, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, John Wyatt, Justin Schmitz

Absent: None

Staff Present; Administrator Tim Blakeslee

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

- 1.) Approval of Minutes from March 7, 2024. Motion to approve made by Hildebrand, and seconded by Nicolaus. Chairman Pohlman introduced the two new members John Wyatt and Justin Schmitz. On the roll all voted aye to approve.
- 2.) **Ordinance Seeking Recommendation to City Council for Approval:** AN ORDINANCE AMENDING SECTION 13-1-28 OF THE CITY OF PLYMOUTH, WISCONSIN ZONING CODE REGARDING; R6, HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT. Administrator Blakeslee gave a summary to the Commission. Due to the demand for increased building size, relating to units per building, as well lot density this Ordinance change was facilitated. Other notable language that was changed was that the threshold designation of a multifamily building now coincides with the Commercial Building Code from 13 units to 3 units . Other legal changes will be forthcoming through City's legal counsel. Motion to recommend to Council made by Nicolaus, and seconded by Schellin. On the roll all voted yes to recommend to Council.
- 3.) **Certified Survey Map, CSM seeking approval:** LOT 1, CSM VOL. 24, PG.313, LOT 1 CSM VOL. 26, PG. 18 AND PART OF THE SW ¼ OF THE NW ¼, BEING LOCATED IN THE SW ¼ AND SW/¼ OF THE NW ¼, SECTION 16, TOWNSHIP 15, NORTH, RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. Grant Duchac from Excel Engineering explained the CSM submitted to the Commission. 2.8 acres have been severed to create a new lot. This lot creation is to allow the renovation of an office building as the current setbacks would disallow per Ordinance, in that Zone. **A noted change to the agenda was to strike Tax Parcel number 59271818503 from this approval process.** Tax Parcel number 59271818473, also known as 2 Persnickety Place. Motion to approve made by Hildebrand and seconded by Nicolaus. On the roll all voted yes to approve. Member Schellin abstaining.
- 4.) **Parcel seeking recommendation to City Council for rezoning:** Part of Parcel # 59271818473, aka: Two persnickety Place, Plymouth, WI currently Zoned as HI, Heavy Industrial. Seeking B2 General Business Zoning. Administrator Blakeslee advised this item is seeking a rezoning recommendation for Council approval. Tax parcel number 59271818473. Member Wyatt asked if the legal on the CSM would be different with the omission of the other lot. Duchac stated the legal is correct for this request. Motion to approve made by Wyatt, and seconded by Nicolaus. On the roll all voted yes to recommend to Council to approve. Member Schellin abstaining.
- 5.) **Parcel seeking recommendation to City Council for Comprehensive Plan Map Amendment:** Parcel # 59271818473, aka Two Persnickety Place, Plymouth, WI from an existing land use

designation of INDUSTRIAL to the designation of COMMERCIAL. Administrator Blakeslee advised this item seeking an amendment to the Comprehensive map to reflect a change from Industrial to Commercial. Motion to recommend to Council made by Nicolaus and seconded by Wyatt. On the roll all voted yes. Member Schellin abstaining.

**6.) Certified Survey Map, CSM seeking approval:** BEING A REDIVISION OF LOTS 2,3 AND OUTLOT 1, CSM V.26 P.263-265, THE SE ¼ OF THE SE ¼ AND THE SW ¼ OF THE SE ¼ OF SECTION 25, T15N, R21E, CITY OF PLYMOUTH WISCONSIN, SHEBOYGAN COUNTY, WISCONSIN. City owned Tax Parcel number 59271821065 is east of the subject property. The subject property owner would like to combine this with his current lot to allow an addition to his facility. Gary Gartman from Quasius Construction, and Rick Endries from Plymouth Cold Storage were present in the audience. Their proposed expansion would exceed the allowable 50% lot coverage. Motion to approve made by Nicolaus, and seconded by Hildebrand. On the roll all voted yes to approve.

**7.) Communication – Letters, E-mails, or reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons) Administrator Blakeslee alerted members of the forthcoming Accessory Use change proposal for the June 6, 2024 meeting. Secretary Scheuerman alerted members to the schedule change for the July meeting and that he would forward the schedule via individual emails.

Motion to adjourn made by Nicolaus and seconded by Schellin. Meeting adjourned 6:31 PM.

Respectfully Submitted,

Pete Scheuerman  
Secretary