

City of Plymouth
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July 11, 2024

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

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 PM.

- 1.) **Approval of Minutes from June 6, 2024;** Motion to approve the minutes from the June 6, 2024 meeting made by Hildebrand, and seconded by Nicolaus. Item of correction made by Member Wyatt to insert the correct date of June 6, 2024 in lieu of May 2, 2024. Scheuerman to make correction on official minutes. On the roll all voted Aye.
- 2.) **Site Plan Seeking Approval:** 1 Persnickety Place aka Sargento Foods Inc seeking approval of a site plan for a Disposal Room to be constructed. Jordan Schussler from Sargento presented their intentions to the Commission. The current structure to be replaced with a full footing and foundation built structure. Chairman Pohlman queried staff regarding any concerns about fire protection and impervious surfaces. No staff concerns were brought forward. Motion to approve by Nicolaus and seconded by Wyatt. On the roll all voted yes to approve, with Member Schellin abstaining.
- 3.) **Site Plan Seeking Approval:** Site is 59271827945 (West of the Wal*Mart Store) Wangard Property Acquisitions LLC is seeking approval for developing a site; Mark Lake from Wangard Development presented the project to the Commission. The proposal is being phased, into two phases. Phase I would be 26 unit, two story buildings starting with 4 buildings. These buildings would be comprised of 1, 2, and 3 bedroom units. The site currently presents some challenges with fill dirt that was deposited from a previous development. The hope is to move some and work around to avoid retaining walls. Parking will be provided for tenants as well visitors. Lake mentioned that the color scheme is very close to the "2025" colors that would be utilized for this development. 156 units would be the start, and then as they fill more units would be brought on line. Chairman Pohlman asked Fire Chief Pafford about Fire Access. Pafford stated that staff has been working closely with Wangard and any concerns or interests have been addressed. Administrator Blakeslee stated that the Stormwater study would be part of this overall approval. Other items to be considered for the site plan approval are as follows; A traffic impact analysis is being reviewed, which is actually required for a project of this size, Final Private Roadway design would need to be approved, A development agreement would need to be drafted and approved, and the sewer, and water system would need to be approved as they will be owned and maintained by Plymouth Utilities. Member Schellin inquired as to a timeline sequence. Starting sequentially, four buildings would be started, and around July of 2025 open and occupied. Construction commencement would be about September/October of 2024. Member Hildebrand inquired of the Wangard members to consider naming a street after Mayor Pohlman. Member Schmitz inquired as to if this development is "family friendly" as in a good place to raise children. Dave Rider stated typically

they only see an average of 8 to 10 children per 100 living units. Member Nicolaus inquired as to if the units are “senior friendly”. The response advised that these are not senior units, but accessibility issues are addressed through the Building Code. Motion to approve was made by Schellin, and seconded by Nicolaus. On the roll all voted yes to approve.

- 4.) **Ordinance seeking recommendation to Council;** Discussion and potential referral to City Council on modifications of Section 13-2 regarding Floodplain Zoning. Administrator Blakeslee explained to the Commission that the City needs to adopt a Floodplain Ordinance, as an update. The DNR has updated the Plate Maps, but Plymouth’s maps remain unchanged. The primary consideration for the City is to consider the adoption of Act 175. Act 175 allows a building within the Flood Plain regulated area to make repairs/improvements exceeding 50% of the current assessed value. Motion to recommend approval to City Council made by Hildebrand and seconded by Schellin. On the roll all voted to recommend.
- 5.) **Communication – Letters, E-mails, or reports Related to the Plan Commission**
(Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)
Building Inspector Scheuerman shared a diagram of the previously approved Auto Zone project. This diagram depicted the path that the delivery truck would be taking to drop off inventory and orders to the store. The initial concern from the June 6 meeting was that a large truck may obstruct Eastern Ave traffic.

Motion to adjourn made by Nicolaus and seconded by Schellin.