

City of Plymouth
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September 5, 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, DPW Mgr. Cathy Austin

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

- 1.) Approval of Minutes from August 1, 2024. Motion to approve made by Nicolaus, and seconded by Wyatt. On the roll all voted aye to approve.
- 2.) **Site Plan Seeking approval;** 818 E. Clifford St. Tyler Chislom was present as the Builder. Motion to approve made by Nicolaus, and seconded by Wyatt. No discussion, all voted yes to pass, motion passed.

PER ANNOUNCEMENT AT THE MEETING, ITEMS A 8 & 9 HAVE BEEN MOVED TO THIS POSITION. NO OBJECTIONS

8.) **PUBLIC HEARING regarding the proposed creation of Tax Incremental District No.7**, the proposed boundaries of the District, and the proposed Project Plan for the District. Administrator Blakeslee addressed the Commission regarding some of the history of the most recent TID being #4, which recently closed. Currently there is a need for local new housing, Kala Thorpe from Ehlers and Associates reviewed the newly proposed TID #7, it's boundaries as well anticipated revenues and closing. State statues requirements are being addressed in the proposal, The Joint review Board met prior to the Plan Commission meeting at 5:00. The TID proposal will be brought to City Council September 24, 2024. Act XII will change the TID process as of October 1, 2024. There is anticipated \$69.4 Million in property value increase anticipated. A handout booklet was given to each Commission member. Currently within the TID, Wangard Development and the Sheboygan County Economic Development Commission and in negotiations for substantial development within this newly proposed district. Kayla went over/reviewed the project plan, explained revenues, and how the proceeds are to be spent. Chairman Pohlman closed the public hearing at 6:35.

9.) **Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No.7"**. Member Schellin inquired about the Senior Housing, and Blakeslee responded that there is a large project being proposed, and should be coming to the October Plan Commission for initial approvals. The current position of the developer is that [he] would not be seeking TID monies for this development. Motion to recommend approval to Council was made by Schellin, and seconded by Nicolaus. On the roll all voted yes to approve.

- 3.) **Certified Survey Map seeking approval;** Present: Aaron Pankow, and Jim Pankow property owners, and Jim Lynberg from Point of Beginning. NOTE: the following 2 agenda items all related to this parcel, thus discussion would include comments about the Comp Plan amendment, and rezoning. Administrator Blakeslee gave a brief overview of this set of approvals. As there is no real necessity for Agriculture Land within the City, the Comp Plan had some irregularities within it indicating such. Blakeslee went through adjacent land uses and Zoning. Chairman Pohlman commented that all parcels do come in to the City as Agricultural Zoned, and are rezoned from there as to their intended uses, with approvals. Member Hildebrand confirmed that the driveway being proposed is coming off of Hill and Dale Road and not State Hwy 67. Member Wyatt inquired as to why this wouldn't be all within the B3 Zone. Blakeslee explained it's done as requested per the Developer. Hildebrand also commented that being held as Agriculture land, it may be given some tax breaks due to use. Motion to recommend to council made by Nicolaus, seconded by Schellin. On the roll 6 yes votes, Meyer voting no. Motion passes.
- 4.) **Parcel seeking a recommendation for an amendment to the 2022 Comprehensive Plan Map;** Parcel #59271829207 Seeing no discussion Chairman Pohlman called for a motion. Motion to approve made by Nicolaus, and seconded by Schellin. On the roll 6 yes votes and Meyer voting no. Motion passes.
- 5.) **Parcel seeking recommendation for rezoning from current A - Agricultural to B3 – Highway Business;** Parcel #59271829207; Seeing no discussion Chairman Pohlman called for a motion. Motion to approve made by Nicolaus, and seconded by Schmitz. On the roll 6 yes votes and Meyer voting no. Motion passes.
- 6.) **Ordinance Seeking recommendation for approval;** Modifications to Sec 13-1-140 Accessory Use Structures are being proposed, and thus requires a recommendation to City Council for approval. Administrator Blakeslee gave an overview/history leading up to the final draft copy, relating our current Ordinance is dated, and a peer community review was performed. The Committee of the Whole had recommended approval. Motion to approve made by Wyatt, and seconded by Nicolaus. On the roll all voted yes to recommend approval.
- 7.) **Ordinance Seeking recommendation for approval;** Modifications to Sec 13-1-92 Parking requirements are being proposed; Administrator Blakeslee gave a brief overview of the issue the change would be addressing. The primary issue is many of the retail stores being developed have performed studies and have found that parking lots are not being utilized as much as they were in the past. Wyatt commented that a change to would still require a request. There is Ordinance language that would require a list of things that needed to be presented to be considered for a size reduction. Motion to approve made by Nicolaus, and seconded by Schellin. On the roll all voted yes to recommend approval.
- 8.) **Communication – Letters, E-mails, or reports Related to the Plan Commission;** Secretary Scheuerman alerted the members that October's Agenda would have several large items seeking approval.

Motion to adjourn made by Wyatt, and seconded by Schellin. 7:17 PM

Respectfully Submitted,

Pete Scheuerman
Secretary