

# City of Plymouth Plan Commission

## OFFICIAL MINUTES

### OCTOBER 3, 2024

Mayor Don Pohlman called the meeting to order at 6:00 PM on October 3, 2024. The following members were present Jane Meyer, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, John Wyatt, and Justin Schmitz. Also present: City Administrator/Utilities Manager Tim Blakeslee, City Clerk Anna Voigt.

- 1.) **Approval of Minutes from September 5, 2024:** Motion was made by Nicolaus/Hildebrand to approve the minutes from September with a minor change to the spelling of Kayla's name. A unanimous aye vote was cast. Motion carried.
  
- 2.) **Site Plan seeking approval; 2602 County Road PP, dba Great Lakes Cheese, for; 2 building additions, and a parking lot addition.** : Wilkinson from Excel explained that Great Lakes Cheese would like to expand. They are requesting approval for a proposed building addition and dock addition to their existing facility located on County Rd PP. The property is zoned Heavy Industrial and the proposed use is permitted. The dock addition is proposed on the northwest corner of the existing building. Also included in the dock project scope is and additional striped, heavy-duty concrete trailer spaces on the southeast side of the existing building. A two-story building office addition is proposed in the greenspace area to the south of the existing building. The addition will be used for office space and an internal trash compactor. Pohlman asked Blakeslee if there were any concerns with draining, water, or surface area? Blakeslee stated Director of Public Works Austin reviewed the stormwater plans and site plan can be approved without being contingent on stormwater plans. Pohlman asked any parking stalls were getting taken away or added? Wilkinson responded no. Nicolaus asked if they were moving the Fire Department stuff? Wilkinson responded no. Nicolaus asked how they were going to get at it? Wilkinson asked for further explanation. Nicolaus stated there should be a knoxbox there hydrant and fire house. Wilkinson asked if it was where the office addition was. Nicolaus responded it was by the loading docks. Birshbach stated on the northwest side. Wilkinson stated he doesn't believe there is anything over there that's being affected. Ultimately, the dock addition is going on the north side of the existing building and it will bump out. Nicolaus stated believes there is an access door there. Wilkinson stated that access door on the west face of the building will remain. There is another access door on the north wall, which is further west of the dock. There are no changes to the door either. Pohlman asked Wilkinson if he knew what knoxbox and sprinkler hookup Nicolaus is talking about. Wilkinson stated he would double check and touch base with the city. Blakeslee recommended the approval could be contingent on Fire Department staff. Pohlman asked for more details on the building addition for office space. Wilkinson explained that it will be to the south end of the existing building between the existing brick segment and loading dock area. It will be a breakroom and some office space. The westside will be a trash dock that will have a trash compactor located interior to the building. Largely its in the open space between the connecting sidewalks in that area. Drainage will be the same patterns it currently is there. Pohlman asked if that is currently greenspace. Wilkinson stated yes, he spoke with Austin that morning regarding stormwater. Pohlman asked the two stories is going to tie in with the rest of the building. Wilkinson stated yes. With no more questions. Motion was made by Nicolaus/Schmitz to approve the site plan at 2602 County Road PP,

Great Lakes Cheese, contingent on approval from the Fire Department. Upon the call of the roll, all voted aye. Motion carried.

**3.) Property seeking rezoning recommendation; Tax Parcel # 59271821078, (located generally behind Auto Zone at 2795 Eastern Ave) property is currently Zoned R4 Multifamily and seeking an R6, High Density Multifamily Zoning.** Chris Merklene from Northtown Partners formally known as Van Horn Development representing Plankview Green Development which is the owner of the property. They are requesting to rezone the property. They have developed Jimmy Johns to the south and sold the other lot to Scooters. At the time of those projects they did the site work, excavating all the way down and dug the stormwater retention pond for multi-family unit and potentially a hotel for the middle lot. This is not for the hotel, this is for the lot to the south. They are requesting to rezone it from an R4 to R6. Pohlman asked if the at is for lot 1 in their drawing? Merklene responded yes. Pohlman asked if they are using the existing the driveway between Jimmy Johns and Scooters or the driveway to the east of Advance Auto? Pohlman asked if there is an official name for that. Blakslee stated there is not an official name for the road, this isn't the site plan review yet, just a rezone request. Wyatt asked if the access will be the narrow strip. Merklene stated yes there are conceptual site plans, but nothing that is ready to be shared yet. Merklene added it was made clear 2 years ago when they came to Plan Commission for Jimmy Johns and Scooters that their entrance wouldn't be served for anything but that. So they plan on using the road on the other side of Advanced Auto. Hildebrand stated that there use to be a lot of water issues back there, Fleet Farm south, Dairy Queen. Hildebrand asked if there is still a lot of water issues? Merklene stated most of the parcel is designated wetland. They spent a fair amount of money with Excel Engineering in wetland delineations. They dug a stormwater retention pond when the Jimmy Johns and Scooters projects were done. They shaped the entire site including digging that retention pond that exists today. They spent \$400,000 just in excavating in preparation for future potential hotel and multi-use on this lot. Blakeslee noted that this parcel does already meet the Comprehensive Plan. This is just a rezone no Comp Plan Amendment is needed. Nicolaus asked if it was in TIF 7. Blakeslee stated yes. Schellin stated is he concerned about the traffic around that intersection and asked if that would be if the time to talk about that would be at the site plan review? Blakeslee stated that would be left to talk about at the site plan review. Motion was made by Wyatt/Nicolaus to recommend to Council parcel #59271821078 be rezoned from R4 to R6. Upon the call of the roll, all voted aye. Motion carried.

**4.) Property seeking a Comprehensive Plan Map amendment recommendation, from Commercial to Residential. Tax Parcel # 59271829009 (directly west of the Baymont Hotel fronting Columbia Drive):** Pohlman explained that the Commission was going to talk about item 4 and 5 together since it is for the same property (parcel #59271829009), but have a motion for each. Stroebel thanked the Commission taking the time to review the Comp Plan Amendment and Rezone. He has a conceptual plan showing senior living. Stroebel explained it will be a three-story building, elevator and underground parking. There is potential for workforce townhouse living on the east portion of the site. There is 2.8 acers in total, the existing zoning is B1 and looking at rezoning it to R6. Stroebel thinks there is a strong demand for senior living in the community and this will fill a nice niche. Seniors can move into this type of living, freeing up single family homes in the community. Stroebel noted all the plans are conceptual at this time, but looking at rezoning this property so they can start finalizing plans and come back to the commission to make a decision. Blakeslee added this is also for a comp plan amendment, the request is to change the plan from commercial to residential. He noted the properties in the area; north across the street is zoned office, the east is the Baymont B1, the south is vacant land zoned B1,

shopping center anchored by dollar tree is B1, and to the west vacant land is zoned planned office. Since this proposed rezoning is limited to high density use, staff is comfortable with the rezoning even though its amongst business / commercial uses. Recent planning topics has been trying to get high density use amongst commercial, they kind of benefit from each other. It also aligns with the City's strategic plan, expanding economic development and housing for all. Blakeslee stated staff does recommend approval of both the Comp Plan Amendment and Rezone. Pohlman asked how many stories the building will be? Strobel answered their will be lower-level parking and then three stories. The lower-level parking will be underground generally, there are some exposed areas that would be the community room, workout facility and salon. The bulk of the bulk the lower level will be underground. Pohlman asked Blakeslee if there were any concerns with the height of the building? Blakeslee responded no, the new R6 does permit that height. Wyatt asked if there were any plans to create access to the other business, like the shopping center? Strobel answered there are already sidewalks on the property. Strobel added it should be a great place for residents with the shopping center close by. Motion was made by Nicolaus/Schellin to recommend a Comprehensive Plan Map amendment for parcel #59271829009 from Commercial to Residential to Common Council. Wyatt questioned a sidewalk from the property going south to the shopping center, he didn't see one on the plans. Pohlman stated it was on private property and couldn't require it. Wyatt clarified he was making a suggestion. Upon the call of the roll, all voted aye. Motion carried.

- 5.) **Property seeking rezoning recommendation, from; B1, Business Office, to R6, High Density Multifamily. Tax Parcel # 59271829009 (directly west of the Baymont Hotel fronting Columbia Drive):** Blakeslee didn't have any additional comments, staff recommends the rezoning. Motion was made by Wyatt/Nicolaus to recommend the Rezoning of parcel # 59271829009 from B1 to R6 to Common Council. Upon the call of the roll, all voted aye. Motion carried.
- 6.) **Ordinance Amendment seeking recommendation; General Floodplain District Sec 13-2-1 seeking recommendation for the adoption of changes.:** Blakeslee explained this is housekeeping item. Staff submitted the required Ordinance changes to the DNR by the deadline. After review from the DNR suggested minor changes. Motion was made by Hildebrand/Nicolaus to recommend amendment of the General Floodplain section 13-2-1 to Common Council. Upon the call of the roll, all voted aye. Motion carried.
- 7.) **Communication – Letters, E-mails, or reports Related to the Plan Commission (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons):** Blakeslee didn't have any communication, but told the Commission Inspector Pete retired at the end of September. The Council will be presenting him a Proclamation. Nicolaus asked if anything further happened with Dollar General? Blakeslee answered the site plan review will be at the next Plan Commission meeting and no further letters from anyone.
- 8.) Motion was made by Nicolaus/Schmitz to adjourn the meeting. A unanimous aye vote was cast. Motion carried.