

Plan Commission Minutes

April 2, 2009

The City of Plymouth Plan Commission met Thursday, April 2, 2009, and the meeting was called to order by Chairman Don Pohlman at 7:00 PM. Members present were Mayor Pohlman, William Kiley, Roger Laning, Bill Barbieur and Pete Rammer. Also present were Ron Ourada, Erv Voss, Ron Damp, John MacKinnon, Bill Immich and Ron Nicolaus. Harold Meyer and Donn Davis were not present.

Kiley and Barbieur moved to approve the minutes of the March 5, 2009 Plan Commission Meeting and the motion carried unanimously.

Chairman Don Pohlman introduced the second item on the agenda which is for site plan approval for an addition to Piggly Wiggly.

James Wieser, Kevin Mey and Andy Zinger were present for Piggly Wiggly.

Wieser explained that there would be a new entrance at the front of the liquor store addition.

Wieser explained that they would be losing 16 parking spaces with the new addition. The plan does not meet the one parking space for 200 sq. ft. of floor space as required by Sec 13-1-33.

Wieser explained that they have never filled the parking lot with the exception of a one day meat sale.

Pohlman asked if Francis Fieder would allow overflow parking on his property.

Wieser said that he has asked Francis in the past and Francis allowed people to park on his property. Wieser explained that they have some green space which they could eliminate and configure more parking spaces.

Barbieur suggested the possibility of purchasing land from Plymouth Housing Authority.

Barbieur also asked if they were losing an exit from the east side of the store.

Wieser explained that they would exit from the front of the store now.

Immich suggested that area D parking is too tight at the drive entrance and area E the parking spaces are facing the wrong direction.

Pohlman suggested two parallel spaces for area E and eliminating the five spaces at area D.

Rammer suggested to leave the parking as it is currently, since it does not meet code anyway.

Rammer also asked if the employees park in back.

Wieser said the employee's park in back now and would continue to park in back.

Rammer asked about the rear set back of 34 ft. saying it should be 40 ft.

Ourada said that the building was not being changed at the rear, and that there are streets on three sides of the property, therefore is a strange situation as far as setbacks are concerned.

Pohlman asked for any further discussion.

Immich said he looked at the drainage and said there would be no changes.

Ourada asked if the exterior of the addition would match the current building.

Wieser explained that the east side would have green shakes, and the front would match the existing front of the building.

A motion to accept the site plan without additional parking and with setbacks as shown on the plan was made by Rammer and seconded by Laning.

On a roll call vote – all voted aye

Chairman Don Pohlman announced the third item which is for a site plan approval for an office addition to Integral Machine Service.

The owner of Integral Machine Service Ty Arneson Jr. explained that they need more shop working space and adding office space would free up more area to be used as shop space.

Polhman asked if there were any setback issues.

Arneson said they wanted to build a larger office, but kept it within the setbacks.

Ourada explained that they were within the 20 ft. side yard setback.

Pohlman asked for any questions.

Immich said he had looked at the drainage and said it currently flows from the houses on Western Ave back towards the railroad tracks.

Arneson said they plan to have a concrete wall about 8 inches high to keep the water from the wall of the building.

Arneson also said he plans to side the entire building.

Polhman asked if any neighbors had any comments.

Ourada said that neighbors have complained about how the site looks.

A motion to accept the site plan as presented was made by Rammer and seconded by Barbieur.

On a roll call vote – all voted aye.

The motion to adjourn passed and the next meeting of the Plan Commission is scheduled for May 7, 2009.

Erv Voss

Plan Commission Secretary