

Plan Commission Minutes

February 5, 2009

The City of Plymouth Plan Commission met Thursday, February 5, 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, Harold Meyer and Donn Davis. Also present were Ron Ourada, Erv Voss, Ron Damp, John MacKinnon and Bill Immich. Bill Barbieur and Pete Rammer were not present.

Kiley and Davis moved to approve the minutes of the January 8, 2009 Plan Commission Meeting and the motion carried unanimously.

Chairman Don Pohlman introduced the second item on the agenda which is for the approval of a CSM for Dan Francis to split off 17 acres of land to sell. Dan Francis said he had approval from the Town of Plymouth. Roger Laning motioned to recommend approval and Don Pohlman seconded it.

On a roll call vote – all voted aye

Chairman Don Pohlman introduced the third item which is to approve the exterior remodel and signage for Walmart. Lande Anderson represented Walmart. Ron Ourada explained that the sign square footage is under the allowed square footage, and that the glossy handouts portray a more exact color match. Anderson explained that the sign square footage is actually less than the current signage. He also explained that the signs above the doors would actually reflect what is in that area of the store, and the colors being used are exactly as shown on the glossy handouts. Don Davis asked about a time table to complete the project. Ron Ourada said the approval is for a year. Anderson said it will be done this year. Don Pohlman moved to approve the changes and Donn Davis seconded it.

On a roll call vote – all voted aye.

Chairman Don Pohlman introduced the fourth item which is for an exception to the sign ordinance for Mc Donalds. Jack Enea of Schloemer Law Firm represented McDonalds. Ourada explained that the current signage square footage is over the current allowed square footage and that he did not know when the current signs were approved. Jack Enea said the sign ordinance had changed after the current signs were installed. Ourada explained that they wanted to install an electronic message unit sign in place of the changeable message sign. Pohlman asked about clearance to the drive and Ourada said it was not an issue. Bill Immich asked how the square footage was calculated. Ourada said just the square footage of the arches was figured in and not the space in between. Kiley made a motion to grant the exception to the sign ordinance and Davis seconded it.

On a roll call – all voted aye.

Chairman Don Pohlman introduced the fifth item which is to approve modifications to Educational building at the Sheboygan County Fairgrounds. Gary Vanderkin represented the fairgrounds. Vanderkin explained that the exterior would be sided with cement board siding in white, and the roof would be black shingles. New windows and doors will be installed and a

wrap around porch on the north, west and partial south sides of the building. The black boxes on the west side of the building will be removed. The cost of the project will be approximately \$150,000.00. Vanderkin said the plans were submitted to the state for approval. Meyer made a motion to approve the modifications to the building and Pohlman seconded it. On a roll call vote – all aye- except Roger Laning who abstained.

Chairman Don Pohlman introduced the sixth item which is to appoint a Plan Commission member as a representative to the Sheboygan County Smart Growth Implementation Committee. Mayor Don Polhman appointed Harold Meyer to be the representative member.

Chairman Don Pohlman introduced the seventh item to approve an ordinance Chapter No. 4, creating Sections 13-1-69 (g) and 13-1-69 (d) and amending Section 13-1-69 (a) (4). Ron Damp proposed the ordinance to require a deposit to cover costs incurred by litigation in the event of a request for conditional use permit to be paid by the conditional use applicant. Kiley made a motion to recommend approval the ordinance as read and Pohlman seconded it. On a roll call vote – all aye

The motion to adjourn passed and the next meeting of the Plan Commission is scheduled for March 5, 2009.

Erv Voss

Plan Commission Secretary