

Plan Commission Minutes

March 5, 2009

The City of Plymouth Plan Commission met Thursday, March 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, Bill Immich and Ron Nicolaus. Bill Barbieur and Pete Rammer were not present.

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

Chairman Don Pohlman introduced an amendment to the agenda- for the approval of the site plan for Material Improvements to be discussed after the site plan for Material Improvements.

Chairman Don Pohlman introduced the second item on the agenda which is for site plan approval for Material Improvements. Jim Price and Chris Merklein of Jim Pankow, Inc presented the site plan. Jim explained that the building would have 40 ft. set backs on the West, South and East sides and more to the North the building is positioned to provide for future expansion to the East with the purchase of additional land. The building will be 14,000 sq. ft. Asphalt paving is provided for semi's and auto parking, and a 45 ft. wide entrance at the road. Ten spaces for auto parking provided, and two dock spaces for trucks. The landscaping plan will provide for water to be directed toward the detention pond to the north. Arbor Vitae's will provide screening for vehicle parking from the road. There are plans to plant Maple trees along the road and Pines and scrubs across the front and wrapping around the North and south sides. The loading dock will be 4 ft. lower than grade. The building will be an insulated panel construction – color Ash Grey and the front will have split stone – Terra Cotta color with Grey mortar and white trim. The dumpster area just to the north of the building will have a dark red color enclosure.

Bill Immich asked if any material would be stored outside, and Jim said materials would be stored inside.

Pohlman asked where the building is in relationship to the end of the road. Jim said the building will be South of the end of the road.

Bill asked what does Material Improvements do. Chris described the process which includes washing cheese product, transporting product to and from cheese plants, and packaging. Their process will require about 1400 gallons of water a day and the chemicals used in the process are identical to what Sartori currently uses.

Pohlman asked about if there was an agreement with Sartori about what surrounding buildings would look like. Ron damp said he did not remember any agreement to that effect. Chris said he had contacted Sartori, Fred Boles and Mel Blanke. Ron Damp said if they were concerned they would be at this public meeting.

John MacKinnon said that the sewer and water is in the road in front of the property. John also said that the electric power is not there at this time and he plans to put in overhead poles and run it down to a transformer and a secondary. The owner would have to pay for the power from the secondary to the building.

John asked if the building is going to be sprinklered Jim said it will be sprinklered.

John said they are reviewing the process wastewater, and he doesn't see a problem at this time. Pohlman asked about a future addition to the building. Jim said the building is positioned so that it would allow for a future addition with the purchase of additional land. They currently plan to have 2 acres.

Bill said that the future road on the south side might not ever be built.

Kiley motioned to recommend approval of the site plan and Laning seconded it.

On a roll call vote – all voted aye

Chairman Don Pohlman introduced the third item which is to recommend approval of the CSM for Material Improvements.

Pohlman asked if Bill Immich or Ron Nicolaus had any issues. Bill said the right people have to sign the agreement from Plymouth Industrial Development Corp.

Laning made a motion to approve and Kiley seconded it.

On a roll call vote – all voted aye.

The motion to adjourn passed and the next meeting of the Plan Commission is scheduled for April 2, 2009.

Erv Voss

Plan Commission Secretary