



COMMISSION MEMBERS PRESENT: R. Bhatia, J. Maier, D. Driver, J. Hewitt, J. Kis, T. VanBeckum, F. Leonard

COMMISSION MEMBERS ABSENT:

STAFF: S. Schultz, R. Palm

1. Call to Order

D. Driver called the Plan Commission meeting to order at 1:00pm.

2. Roll Call

S. Schultz performed the roll call.

3. Meeting Minutes

a. February 19, 2020

J. Hewitt motioned to approve the February 19, 2020 meeting minutes as presented, R. Bhatia seconded the motion. Motion carried with a 7-0-0 voice vote.

b. March 9, 2020

J. Hewitt motioned to approve the March 9, 2020 meeting minutes as presented, J. Maier seconded the motion. Motion carried with a 7-0-0 voice vote.

4. Old Business

a. Discussion on Blueprint: Mount Pleasant Zoning Ordinance Rewrite

S. Schultz addressed the Commission on the updates to the Mount Pleasant Zoning Ordinance Rewrite. The RL1 minimum home size requirement was updated. The open house that was scheduled for March 30, 2020 has been canceled. Staff is looking into alternatives to get the information out to the public and still hope for May 11, 2020 approval date. Further information for the zoning rewrite can be found on the Village website for review.

b. Consideration of the Possing Certified Survey Map Application (CSM-15-19)

The applicant proposes to create two parcels along S. Suzanne Ln. This application was previously reviewed by the Plan Commission but more information was needed on the floodplain boundary. R. Bhatia motioned to approve the Possing Certified Survey Map Application CSM-15-19 subject to Staff conditions, F. Leonard seconded the motion. Motion carried with a 7-0-0 voice vote.

5. New Business

a. Consideration of the Stark Pavement Corporation Conditional Use Application (CU-01-20)

The applicant requests permission to extend their conditional use to run a temporary asphalt plant at 1821 SE Frontage Rd. The conditional use expired on December 31, 2019 and the applicant is requesting a three-year extension. No residents in the area have expressed concern with the plant. J. Hewitt motioned to recommend approval to the Mount Pleasant Village Board the Stark Pavement Corporation Conditional Use Application CU-01-20 subject to Staff condition, J. Maier seconded the motion. Motion carried with a 7-0-0 voice vote.

b. Consideration of the YMCA of Racine WI Certified Survey Map Application (CSM-02-20)

The applicant would like to create two lots between Campus Dr. and 90th St. Lot 1 along 90th St would be put for sale and Lot 2 would contain the existing YMCA complex. Staff would like an access strip dedicated for sanitary sewer. J. Kis motioned to recommend approval to the Mount Pleasant Village Board the YMCA of Racine WI Certified Survey Map Application CSM-02-20 subject to Staff conditions, J. Hewitt seconded the motion. Motion carried with a 7-0-0 voice vote.

c. Consideration of the Bergman Trust Certified Survey Map Application (CSM-03-20)



J. Kis motioned to recommend approval to the Mount Pleasant Village Board the Bergman Trust Certified Survey Map Application CSM-03-20 subject to Staff recommendation, J. Maier seconded the motion. Motion carried 7-0-0 voice vote.

d. Consideration of the Bergman Trust Rezone Petition (RZ-01-20)

J. Kis motioned to recommend approval to the Mount Pleasant Village Board the Bergman Trust Rezone Petition RZ-01-20 subject to Staff recommendations, J. Maier seconded the motion. Motion carried 7-0-0.

e. Consideration of the 1701 E Frontage Road Certified Survey Map Application (CSM-04-20)

The applicant would like to merge the two parcels at 1701 E Frontage Rd. J. Kis motioned to recommend approval to the Mount Pleasant Village Board the 1701 E. Frontage Rd., R. Bhatia seconded the motion. Motion carried with a 7-0-0 voice vote.

f. Consideration of the 1540 Old Fancher Road Rezone Petition (RZ-02-20)

The applicant requests permission to change the zoning on the parcel at 1540 Old Fancher Rd. from AUH to R-100 to construct a single family home. J. Kis motioned to recommend approval to the Mount Pleasant Village Board the 1540 Old Fancher Rd. Rezone Petition RZ-02-20, J. Hewitt seconded the motion. Motion carried with a 7-0-0 voice vote.

6. Commissioner & Staff Reports

a. Robin Palm, Planner II

i. Staff approvals

Several sign permits are under review.

ii. Municipal Complaints

Staff is still monitoring existing municipal complaints.

b. Samuel Schultz, Community Development Director

i. Code of Ordinances Chapter 74: Subdivisions Update

The review of the land division ordinance has been started. Hoping to have a rough draft completed next month.

ii. Code of Ordinances Chapter 10: Animals Update

The Animals Update is complete on the Staff end and it has been turned over to the Clerk and Police Department for review.

7. Adjournment

J. Maier motioned to adjourn the Plan Commission meeting at 2:06 pm, J. Kis seconded the motion. Motion carried with a 7-0-0 voice vote.