



COMMISSION MEMBERS PRESENT: J. Maier, J. Hewitt, R. Underhill, D. Driver, F. Leonard, R. Bhatia

COMMISSION MEMBERS ABSENT: J. Kis (Excused)

STAFF: S. Schultz, R. Palm, W. Hanson, L. Weber, M. Murphy

1. **Call to Order**

D. Driver called the Planning Commission meeting to order at 1:00 PM.

2. **Roll Call**

S. Schultz performed the roll call.

3. **Public Comment**

None

4. **Meeting Minutes**

a. **November 21st, 2018**

J. Hewitt moved to approve. J. Maier seconded the motion. The motion carried 6-0-0 with a voice vote.

5. **Old Business**

None

6. **New Business**

a. **Discussion and possible action to recommend approval of Ordinance 34-2018: An Ordinance to Impose a Moratorium on Prurient Adult Only Establishments and Similar Uses Until Zoning Code Is Updated**

S. Schultz explained the moratorium on Prurient Adult Only Establishments, and its necessity to ensure the Village can properly plan them. The Moratorium is for 12 months and is extendable by the Village Board.

J. Hewitt moved to approve. J. Maier seconded the motion. The motion carried 6-0-0 with a voice vote.

b. **Discussion and possible action to recommend approval of Ordinance 42-2018: An Ordinance to Amend Chapter 90 of the Code of Ordinances for the Village of Mount Pleasant Relating to the Rezoning of a Portion of the Property Located Along Spring Street and Having a Tax Parcel #151-03-22-11-008-020 from RM-2 (Residential Multi-Family) to RM-2/OOS (Residential Multi-Family/Office and Special Service Overlay); Rezone Petition RZ-22-18 and Conditional Use CU-09-18**

R. Palm – explained rezoning of the area for the use of a medical clinic.

Applicant: CG Schmidt, Inc. – Explained the services provided by the Medical Clinic, and that there is no future expansion currently planned for the empty lot adjacent to the proposed building.

S. Schultz – Explained the rezoning does not include empty lot adjacent to proposed building; the rezoning is an overlay on the eastern half of the parcel.

J. Maier moved to approve. R. Bhatia seconded the motion. The motion carried 6-0-0 with a voice vote.



c. Discussion and possible action to approve the Sunnyslope and Spring Medical Center Site/Building/Operation Plan Application (SP-24-18)

R. Palm - Explained the description of the medical center and the surrounding area.

A. Gardener, 1941 Brougham Lane - Spoke highly of Advocate Aurora and their willingness to meet with residents.

R. Bhatia moved to approve. J. Hewitt seconded the motion. The motion carried 6-0-0 with a voice vote.

d. Discussion and possible action to recommend approval of Ordinance 43-2018: An Ordinance to Amend Chapter 90 of the Code of Ordinances for the Village of Mount Pleasant Relating to the Rezoning of a Portion of the Property Located Along 90th Street and Having a Tax Parcel #151-03-22-09-003-002 from RM-4 (Residential Multi-Family), R-75D (Residential Two-Family), and R60 (Residential Single Family) to RM-2/OPD (Residential Multi-Family/Planned Development Overlay); Rezone Petition RZ-23-18

R. Palm – clarified the rezoning request and the overlay. Everything previously approved for this lot remains unchanged. Images of the planned development were provided, as well as feedback from nearby residents. Current densities allowed per parcel will not be able to accommodate the housing requirement demand projected for the Mt. Pleasant area.

S. Schultz – Addressed resident concerns regarding traffic; Village is actively having discussions about traffic concerns and how best to plan for accommodating additional traffic in the future.

R. Palm – Discussed resident concerns regarding stormwater; the Village will require a new Storm Water Management Maintenance Agreement, and site planning will determine the need for additional retention ponds.

S. Schultz – Spoke about resident concerns regarding home value; future development should not have a negative impact on home values as staff vetted the developers for the quality of their previous products, development will bring infrastructure improvements to the area, and the further development of local amenities are likely.

S. Schultz & R. Palm – Answered questions from the Planning Commission regarding why the area is being rezoned two months after the original approval of the site plans and addressed concerns expressed by residents in the area. They also explained why this area is most appropriate for development due to access to utilities, roadways, and public transportation.

M. Lake: Wangard Partners – Answered questions from the Planning Commission, presented the plan for development and outlined why they chose the course of action taken. Stormwater management in the area involves an existing pond. A traffic case study is in the process of being performed to help the developer better plan and accommodate for traffic.

J. Franke, 6342 Berkshire Lane – Discussed development in Mount Pleasant and the planning done with Racine County and the Village of Mount Pleasant. The area up for discussion today has been evaluated as an ideal location for this development. There is much demand for this type of housing in this area, and new construction has not happened in more than 18 years.



T. Yanke, 103 Trellis Lane – Asked the Planning Dept. to clarify what a zoning overlay is and how it works. Also asked the Planning Dept. to explain the local involvement and maintenance of the existing pond.

Claude Lois: Project Developer for Foxconn – Explained the need for housing to accommodate the influx of workers to the Mount Pleasant area.

J. Hewitt moved to approve. R. Underhill seconded the motion. The motion carried 6-0-0 with a voice vote.

e. Discussion and possible action to approve the Ascension Ambulatory Surgical Center Site/Building/Operation Plan Application (SP-25-18)

S. Schultz – Addressed questions and concerns from the Planning Commission regarding the Ascension Ambulatory Surgical Center Site/Building/Operation Plan Application. Stated the site does comply with the Zoning Master Plan.

B. Estess: on behalf of Ascension All Saints – Explained the necessity of their project based on population projections.

A. Gardener, 1941 Brougham Lane – Spoke highly of Ascension and recommended the Village approve their plans.

R. Bhatia moved to approve. J. Maier seconded the motion. The motion carried 6-0-0 with a voice vote.

f. Discussion and possible action to approve the HWY 20 Development Site/Building/Operation Plan Application (SP-26-18)

S. Schultz – Requested to pull the application as the applicant is still working to lease the building. Chair Driver confirmed the request.

g. Discussion and possible action to recommend approval of Ordinance 44-2018: An Ordinance to Amend Section 90-1055 of the Code of Ordinances for the Village of Mount Pleasant Relating to Floodplain Regulations

Floodplain regulations must update maps to reflect the updated data and keep the Village as an active participant in the National Flood Insurance Plan [NFIP].

J. Hewitt moved to approve. F. Leonard seconded the motion. The motion carried 6-0-0 with a voice vote.

h. Discussion and possible action to recommend approval of Ordinance 45-2018: An Ordinance to Amend Section 90-651 of the Code of Ordinances for the Village of Mount Pleasant Relating to Off-Street Requirements and Parking Layout/Surface Treatment

Proposed parcel area offset decrease allowed when adjacent to stormwater utility or a shared parking/drive.

J. Hewitt moved to approve. J. Maier seconded the motion. The motion carried 6-0-0 with a voice vote.

7. Commissioner & Staff Report

a. Robin Palm, Planner II

i. Planning 2018 Year-End Report



26 Site Plans, 25 Rezones, 11 Conditional Uses, 12 CSM's, 9 Variance Petitions, Sign Code Update, Zoning Code RFP, Residential Parking, R-40 Update, Height Regulations, Sidewalk Regulations, Fee Schedule Update. Overall a very busy year with much new money for development coming into the Village of Mount Pleasant.

ii. 2019 submission forms update

Not addressed by the staff.

b. Samuel Schultz, Community Development Director

i. Zoning Code Rewrite – Next Steps

Briefed the Commission on what to look forward to in 2019.

8. Adjournment

J. Hewitt moved to adjourn. Underhill seconded the motion. The motion carried 6-0-0 with a voice vote.