



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

COMMISSION MEMBERS ABSENT: None

STAFF: S. Schultz, R. Palm, C. Lois

1. **Call to Order**

D. Driver called the Plan Commission to order at 1:01 pm

2. **Roll Call**

S. Schultz performed the roll call.

3. **Public Comment**

None

4. **Meeting Minutes –**

a. **December 19, 2018**

J. Hewitt motioned to approve the December 19, 2018 meeting minutes, J. Maier seconded the motion. Motion carried 7-0-0.

5. **Old Business**

a. **None**

6. **New Business**

a. **Discussion and possible action to approve Resolution 04-2019: In the Matter of an Amended Relocation Order for CTH H (North) –**

C. Lois addressed the commission on the change to the plat on CTH H. The Village of Sturtevant has issues with the curve and would like to relocate the driveway.

J. Hewitt motioned to approve, R. Bhatia seconded the motion. The motion carried with a 7-0-0 voice vote.

b. **Discussion and possible action to recommend approval of the Dell Certified Survey Map Application (CSM-14-18)**

S. Schultz – The applicant would like to create four lots along Trudeau Trace and Whitetail Drive to reserve land for future roadway extensions. The lots will be residential single family.

J. Kis moved to approve, R. Underhill seconded the motion. Motion carried with a 7-0-0 voice vote.

c. **Discussion and possible action to recommend approval of Ordinance 01-2019: 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 Property Located Along 1510 N. Emmertsen Road and a Having Tax Parcel #151-03-22-11-004-000 from AUH (Agricultural Urban Holding) to R-100/OIP (Residential Single Family/Institutional & Public Service Overlay); Rezone Petition RZ-24-18**

R. Palm – St. Paul the Apostle Parish requests to rezone from Agricultural Urban Holding to Residential Single Family in order for potential expansions. The applicant would like to split the parcel for possible expansion on half and the remaining portion of the parcel to stay a single family lot.

R. Bhatia motioned to approve, J. Maier seconded the motion. Motion carried with a 7-0-0 voice vote.

d. **Discussion and possible action to approve the Storehere Site/Building/Operation Plan Application (SP-27-18)**

Wichita Falls investors, LLC (Storehere) would like to use the property at 7505 Durand Ave. for the storage facility and will utilize existing building.

P. Dederling and J. Pure representing Phoenix Investors feel like the storage facility would be a great use for the building. The focus will be on building out the interior but possible future in outdoor running, licensed vehicles. Commission has concerns with the exterior storage and applicant will need to come back to Commission if facility would like outdoor storage.

Division Chief Ed Lockhart – The building as-is will need the sprinkler system restored prior to occupancy.

J. Maier motioned to approve, J. Hewitt seconded the motion. Motion carried with a 7-0-0 voice vote.

- e. **Discussion and possible action to recommend approval of Ordinance 02-2018: An Ordinance to Amend Chapter 90 of the Code of Ordinances for the Village of Mount Pleasant Relating to the Rezoning of a Property Located Along Chicory Road and Having a Tax Parcel #151-03-23-32-067001 from M-1 Industrial (Manufacturing and Warehousing) to M-1 Industrial/OEL (Manufacturing and Warehousing/Extractive or Landfill Operations); Rezone Petition RZ-25-18, CU-11-18, and SP-28-18**

C. Sweney representing Schmitz Ready Mix withdrew their application at this time with hopes of working with the Village on a different location.

K. Lehrmann from the Mallard Shores homeowner's association was very happy with the withdrawal from the Schmitz Ready mix. He presented the committee with written questions and research from residents in the area on the concerns of the cement plant.

- f. **Discussion and possible action to approve the Wisconsin Humane Society Site/Building/Operation Plan Application (SP-29-18)**

S. Schultz – WI Humane Society has secured the funding for a new facility at 8635 Washington Ave. There will be a storage building and an outdoor dog walk area. The expansion will provide a great public service for Mount Pleasant residents.

M. Witte with the WI Humane Society – Grateful to the commission for the trailer extensions. The new site plan has not changed dramatically.

M. Lafave (architect) provided committee with documents for generator placement and updated commission on the exterior plans for the facility. The target date completion for the new facility will be early 2020.

J. Slarzynski 6540 Parkway Circle – Animal lover who is excited for the new facility plans.

J. Kis motioned to approve, J. Maier seconded the motion. Motion carried with a 7-0-0 voice vote.

- g. **Discussion and possible action to approve the Louis Sorenson Elevated Tank Site/Building/Operation Plan Application (SP-01-19)**

S. Schultz – The applicant would like to build an elevated water storage tank for southwest areas of the Village at 11317 Louis Sorenson Rd.

The commission expressed concerns on the notifications that were sent out to local property owners for the project.

R. Palm – Addressed the commission on the public notification process including rezones and conditional uses. The property is zoned to allow for the tank so no additional notification was needed.

K. Haas, General Manager of Racine Water Utility - A booster station was built in 2006 and now a tank is needed. The Louis Sorenson property would provide proper placement for the tank and fire flow for Mt. Pleasant and Caledonia. The tank would benefit the entire region and community.

J. Maier motioned to approve, R. Bhatia seconded the motion. Motion carried 7-0-0.

7. Commissioner & Staff Reports

a. Robin Palm, Planner II

i. Municipal Complaints and Staff Permits

Clarified the Commission on what can be placed on the property along Chicory Road that was the potential site for the Ready Mix company.

b. Samuel Schultz, Community Development Director

i. 2019 Neighborhood Planning

In coordination with zoning code update, the Village will be taking a wider look and the land use plan. The Village will be holding public hearings and workshops with the Planning Commission and the Village Board. There are approx. 20 neighborhoods in Mount Pleasant and staff would like to roll out two projects per year, with each having a 10-year life span. The Village would like to work on the Lake Park neighborhood and the Village Center in 2019.

8. Adjournment

J. Hewitt motioned to adjourn at 2:57 pm, J. Maier seconded the motion. Motion carried 7-0-0 with a voice vote.