



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

COMMISSION MEMBERS ABSENT: R. Bhatia

STAFF: S. Schultz, R. Palm

1. **Call to Order**
D. Driver called the Plan 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. **June 19, 2019**
J. Hewitt motioned to approved the June 19, 2019 meeting minutes as presented, J. Kis seconded the motion. Motion carried with a 6-0-0 voice vote.
5. **Old Business**
None
6. **New Business**
 - a. **Consideration of Resolution 36-2019: In the Matter of An Amended Relocation Order For Braun Road (East)**
The Commission was provided with an amended relocation order with a change to coordinate with WisDOT to install a storm water pond for the roadway on the east side of CTH H. J. Hewitt motioned to approve the Amended Relocation Order for Braun Rd. (East), J. Kis seconded the motion. Motion carried with a 6-0-0 voice vote.
 - b. **Consideration of Resolution 42-2019: In the Matter of An Amended Relocation Order for CTH H (North)**
The Commission was provided with an amendment for a temporary limited easement for road construction purposes. This is in coordination with the Ashley Capital Development in the Village of Sturtevant. J. Hewitt motioned to approve the Amended Relocation Order 42-2019 for CTH H (North), J. Kis seconded the motion. Motion carried with a 6-0-0 voice vote.
 - c. **Consideration of the Phoenix Investors Certified Survey Map Application (CSM-08-19)**
The applicant would like to divide the lot along 9505 Durand Ave. into two lots. Lot 1 would be the Store Here building and lot 2 would be an out lot reserved for future development.
J. Peret with Phoenix Investors informed the Commission that they are in the process of completing interior alterations. They have contracts out to get the sidewalk and fencing completed at the property. The owner would like the lot split but there are no current plans for the second lot. J. Kis motioned to recommend approval to the Mount Pleasant Village Board the Phoenix Investors Certified Survey Map Application CSM-08-19, J. Hewitt seconded the motion. Motion carried with a 6-0-0 voice vote.
 - d. **Consideration of the Tree of Life Certified Survey Map Application (CSM-09-19)**
The applicant requests permission to merge the lots along STH 11 into one single lot. J. Maier motioned to recommend approval to the Mount Pleasant Village Board the Tree of Life Certified Survey Map Application CSM-09-19 with the condition of only one access point being allowed off of STH 11, J. Hewitt seconded the motion. Motion carried with a 4-2-0 roll call vote. J. Kis and F. Leonard opposed.
 - e. **Consideration of the Clausen-Kubarth Certified Survey Map Application (CSM-10-19)**

The applicant would like to divide the property along Farmington Ln and Pennington Ln into three separate lots. Lot 1 and Lot 3 would be sold for development into housing. The current driveway access for the existing lot 2 is not legal. Staff will need to look into the legal access further and are unsure as to when/how the driveway was approved.

J. Roldan of 4637 Lathrop Ave.- The house has existed pre-1900. The lot/acreage to the south is for sale for development which may have an effect on the access for this parcel.

J. Maier motioned to recommend approval to the Mount Pleasant Village Board of the Clausen-Kubarth Certified Survey Map Application CSM-10-19 subject to listed condition of the extension of both Farmington Ln and Pennington LN to the south lot line, J. Hewitt seconded the motion. Motioned carried with a 5-1-0 roll call vote. J. Kis opposed.

f. Consideration of Habitat for Humanity Conditional Use (CU-10-19)

The applicant would like to construct a single family home at 2105 Mead St. The plans will match the existing at Habitat for Humanity home at 1937 Racine St. J. Kis motioned to recommend approval to the Mount Pleasant Village Board the Habitat for Humanity Conditional Use CU-10-19 subject to one staff condition, J. Maier seconded the motion. Motioned carried with a 6-0-0 voice vote.

g. Consideration of Ordinance 19-2019: An Ordinance to Amend Section 90-933 of the Code of Ordinances Relating to Allowable Signage Area and Locational Requirements by District

Village staff would like to amend the language for Ordinance 17-2019 to allow one highway sign per parcel *or grouping of parcels with shared access, parking or approved Project signage*. This would unify the signage on a single pole if it is functioning as a single site. J. Kis motioned to recommend approval to the Mount Pleasant Village Board Ordinance 19-2019: An Ordinance to Amend Section 90-933 of the Code of Ordinances Relating to Allowable Signage Area and Locational Requirements by District, J. Maier seconded the motion. Motion carried with a 6-0-0 voice vote.

h. Consideration of the Release of Village Mandated Access Restrictions Along STH 20

The Commission was provided with the release of access restrictions along STH 20 for the Aurora site. The new CSM will show the approved access site that the DOT has reviewed and approved as well. J. Kis motioned to vacate and remove all prior Village mandated access restrictions along STH 20 which are contained in CSM 3071, J. Maier seconded the motion. Motion carried with a 6-0-0 voice vote.

7. Commissioner & Staff Reports

a. Robin Palm, Planner II

i. Staff permits

There have been a variety of municipal complaints that Staff has been handling throughout the Village.

b. Samuel Schultz, Community Development Director

i. Neighborhood Planning Areas

The Commission was provided with the maps regarding the neighborhood planning areas. Staff will put on the Village website and GIS once complete.

ii. Blueprint: Mount Pleasant Update

Great progress has been made on Blueprint: Mount Pleasant. Staff has carried out meetings with Duncan & Associates for the past few months, who have started to draft ordinances.

8. Adjournment

J. Kis motioned to adjourn the Plan Commission meeting at 1:56pm, J. Hewitt seconded the motion. Motion carried with a 6-0-0 voice vote.