



**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 1:00 pm.

**2. Roll Call**

S. Schultz performed the roll call.

**3. Meeting Minutes**

**a. April 22, 2020**

R. Bhatia moved to approve the April 22, 2020, meeting minutes as presented. J. Hewitt seconded the motion. The motion carried with a 7-0-0 voice vote.

**4. Old Business**

**a. Consideration of Ordinance 19-2020: Blueprint: Mount Pleasant Zoning Ordinance Rewrite**

R. Palm discussed the zoning code rewrite. The staff did not make any significant changes, but there were updates to the garage portion. Staff carried out two online public participation meetings. Staff posted an updated map on the Village website but stated it would not be the final map. Staff would like a formal vote for Village Board approval on June 8, 2020. J. Maier moved to recommend approval of Ordinance 19-2020 to the Mount Pleasant Village Board. J. Hewitt seconded the motion. The motion carried with a 7-0-0 voice vote.

**b. Consideration of the Savanna Grove Preliminary Subdivision Plat Application (PSP-01-20)**

The applicant requested permission to construct a 72-lot subdivision on the two existing parcels connecting to Lathrop Ave. The Plan Commission tabled the application at the April 22, 2020 meeting. Staff had ten recommendations for approval, and the applicant resolved four. J. Holding (applicant) addressed the Commission that has completed the Heartland Village Subdivision in Mount Pleasant and intends to create a similar development with Savana Grove. R. Bhatia moved to approve the Savanna Grove Preliminary Subdivision Plat Application (PSP-01-20). F. Leonard seconded the motion. The motion carried with a 7-0-0 voice vote.

**c. Consideration of the Fiduciary Multi-Family Site/Building/Operation Plan Application (SP-04-20)**

The applicant proposed to construct a 280-unit apartment completed across 14 buildings with 20-units each on 39.5 acres along Braun Road. C. Raddatz (applicant) informed the Commission that the firm is in its 35<sup>th</sup> year and focuses on market-rate rental housing. FRED worked on the project for approximately six months and looked forward to working with the Village. J. Hewitt moved to approve the Fiduciary Multi-Family Site/Building/Operation Plan Application (SP-04-20) subject to Staff conditions J. Kis seconded the motion. The motion carried with a 7-0-0 voice vote.

**d. Consideration of the Fiduciary Multi-Family Certified Survey Map Application (CSM-08-20)**

The applicant proposed splitting the existing parcel into three separate lots to construct a 280-unit multi-family project. J. Kis moved to recommend approval of the Fiduciary Multi-Family



Certified Survey Map Application (CSM-08-20) to the Mount Pleasant Village Board subject to Staff conditions. R. Bhatia seconded the motion. The motion carried with a 7-0-0 voice vote.

**5. New Business**

**a. Consideration of the Christina Estates Addition 1 Preliminary Subdivision Plat Application (PSP-02-20)**

The applicant requested permission to construct a 22-lot subdivision connected to the existing Christina Estates. The homes ranged in price from \$235,000 to \$325,000. N. Washburn (applicant) discussed the addition of sidewalks for development in the Village. J. Maier moved to recommend approval of the Christina Estates Addition #1 Preliminary Subdivision Plat Application (PSP-02-20) to the Village Board subject to the recommended conditions. J. Hewitt seconded the motion. The motion carried with a 7-0-0 voice vote.

**b. Consideration of the 4526 Northwestern Avenue Certified Survey Map Application (CSM-10-20)**

The applicant applied for a parcel division at 4526 Northwestern Avenue. The applicant wished to divide the parcel into three separate lots. A future buyer would construct a Culver's Restaurant constructed on Lot 2, while the applicant would reserve Lot 1 and Lot 3 for future development. J. Hewitt moved to recommend approval of the 4526 Northwestern Avenue Certified Survey Map Application (CSM-10-20) to the Mount Pleasant Village Board. J. Maier seconded the motion. The motion carried with a 7-0-0 voice vote.

**c. Consideration of the Fii – HPC DC (Major Amendment) Site/Building/Operation Plan Application (SP-10-20)**

The applicant applied to relocate the FoxMOD from the previously proposed Multi-Purpose Building closer to the related operations center building. E. Rossi (applicant) informed the Commission that it would be the same unit but relocated on the property. J. Maier moved to recommend approval of the Fii – HPC DC Site/Building/Operation Plan Application (SP-10-20) to the Mount Pleasant Village Board. J. Hewitt seconded the motion. The motion carried with a 7-0-0 voice vote.

**6. Commissioner & Staff Reports**

**a. Robin Palm, Planner II**

**i. Staff approvals**

None

**ii. Municipal Complaints**

The staff is working on the municipal complaints and will update the Commission as they move forward.

**b. Samuel Schultz, Community Development Director**

**7. Adjournment**

J. Hewitt moved to adjourn the Plan Commission meeting at 3:12 pm. J. Maier seconded the motion. The motion carried with a 7-0-0 voice vote.