



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

COMMISSION MEMBERS EXCUSED: R. Bhatia

STAFF: R. Palm

1. Call to Order

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

2. Roll Call

R. Palm performed the roll call. J. Kis was not present during roll call and arrived immediately after item 3.a.

3. Meeting Minutes

a. August 19, 2020

J. Hewitt moved to approve the August 19, 2020 meeting minutes as presented. S. Leonard seconded the motion. The motion carried with a 6-0-0 voice vote.

4. Old Business

a. None

5. New Business

a. Racine Veterinary Hospital Site Plan (SP-14-20)

R. Palm provided details of the applicant's plans to construct an entirely new building at the site. It was moved by J. Kis, seconded by F. Leonard to approve subject to staff recommended conditions. On voice vote, motion carried unanimously.

b. Racine Hyundai Wash Center Site Plan (SP-15-20)

R. Palm provided details of the applicant's plans of various improvements at the site. It was moved by J. Kis, seconded by J. Hewitt to approve subject to staff recommended conditions and include a third condition that the car wash only be used for existing and new customers. On a voice vote, motion carried unanimously.

c. 3719 Sheridan Road Conditional Use (CU-02-20)

R. Palm provided details of the applicant's request for a variance of the setback. The applicant spoke to the Commission and answered questions. It was moved by J. Hewitt, seconded by J. Kis to approve. On a voice vote, motion carried unanimously.

d. 5509 Durand Avenue Conditional Use (CU-03-20)

R. Palm provided details of the applicant's request to allow a personal vehicle repair/maintenance auto shop in the B-2 district. Ed Lockhart of South Shore Fire Department spoke to the Commission regarding operations of the previous tenant. It was moved by J. Kis, seconded by J. Hewitt to approve subject to the staff recommended condition, and revise the condition language to read: *These spaces shall be marked or signed*; and include a second condition asking staff to keep in mind that before the tenant moves in that all necessary permitting is received. On a voice vote, motion carried unanimously.

e. Ordinance 11-2020: An ordinance to amend the zoning text in § 90-310.10: Use Table. and § 90-320.80(e) of the Code of Ordinances, Village of Mount Pleasant, Wisconsin. (Day care services)

It was moved by J. Kis, seconded by J. Maier to approve Ordinance 11-2020. On voice vote, motion carried unanimously.



- f. Ordinance 12-2020: An ordinance to amend the zoning text in § 90-310.10: Use Table. and § 90-320.80(K) of the Code of Ordinances, Village of Mount Pleasant, Wisconsin. (Small Batch Alcohol Producers)**

It was moved by J. Kis, seconded by J. Hewitt to approve Ordinance 12-2020. On voice vote, motion carried unanimously.

- g. Ordinance 13-2020: An ordinance to remove Chapter 86, add § 90-350 Wireless Telecommunications, and amend § 90-310.10: Use Table. of the Code of Ordinances, Village of Mount Pleasant, Wisconsin.**

It was moved by J. Kis, seconded by J. Maier to approve Ordinance 13-2020. On a voice vote, motion carried unanimously.

- h. Ordinance 14-2020: An ordinance to amend the zoning text in § 90-310.10: Use Table. of the Code of Ordinances, Village of Mount Pleasant, Wisconsin. (Indoor Recreational Sports Facilities)**

It was moved by J. Kis, seconded by J. Maier to approve Ordinance 14-2020. On a voice vote, motion carried unanimously.

6. Commissioner & Staff Reports

a. Robin Palm, Planner II

i. Staff approvals

There were a total of five staff approvals.

ii. Municipal Complaints

There were a total of eight municipal complaints, several where citations and violations were issued. There are seven ongoing cases in court.

b. Samuel Schultz, Community Development Director

i. Zoning Ordinance Now Online

Zoning Ordinance is now online and fully operational.

ii. APA-WI 2020 Conference

Details regarding this year's conference, as well as registration information was provided.

7. Adjournment

It was moved by J. Hewitt, seconded by J. Kis to adjourn the Plan Commission meeting at 2:43 pm. On a voice vote, motion carried.