



COMMISSION MEMBERS PRESENT: R. Bhatia, T. Bozinovski, J. Hewitt, J. Kis, J. Maier, and T. Van Beckum

COMMISSION MEMBERS ABSENT: D. Driver

STAFF: G. Baumgardt, R. Palm, and S. Schultz

1. Call to Order

J. Maier chaired the meeting with the absence of D. Driver. J. Maier called the Plan Commission meeting to order at 1:02 PM.

2. Roll Call

S. Schultz performed roll call. A quorum of the Plan Commission was present.

3. Meeting Minutes

a. July 21, 2021

J. Hewitt moved to approve the July 21, 2021 meeting minutes as presented. J. Kis seconded the motion. On a voice vote, motion carried unanimously.

4. Old Business

a. Parks and Open Space Plan Update – Chapter 5

S. Schultz provided an update. Schultz stated SEWRPC previously completed drafts of Chapters 1-4. Representatives from SEWRPC presented the draft Chapter 5 including specific points regarding providing resource-oriented outdoor recreation sites and amenities within the Village; protecting environmental corridors and isolated natural resource areas within the Village; and actions needed to implement the plan. The Plan Commission took no action on the item.

5. New Business

a. 2801 E. Frontage Road Comprehensive Plan Amendment Application (CPA-01-21)

S. Schultz provided details of the applicant's application to modify 130 acres along the Frontage Road from Residential to Industrial. Village staff found the amendment does not comply with the goals of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035. J. Hewitt moved the proposed changes forward to a public hearing. J. Kis seconded the motion. On a voice vote, the motion carried unanimously.

b. Ordinance 22-2021: A Zoning Map Amendment for 944 SE Frontage Road, Parcel ID 151-03-22-18-025-060, from B-3 (General Business) to B-4 (Highway Business); Zoning Map Amendment Application ZMA-15-21

S. Schultz provided details of the applicant's request to amend the zoning map from B-3 (General Business) to B-4 (Highway Business). R. Bhatia moved to approve Ordinance 22-2021 without any staff recommended conditions. J. Kis seconded the motion. On a voice vote, the motion carried unanimously.

c. 1955 Norwood Court Site Plan Application (SP-19-21)

S. Schultz provided details of the applicant's proposal to construct a 17,280 ft², soft-shell, cold storage building for machinery on the site. S. Burkholz spoke on behalf of the applicant. J. Hewitt moved to approve the application without any staff recommended conditions. J. Kis seconded the motion. On voice vote, the motion carried unanimously.

6. Commissioner & Staff Reports

a. George Baumgardt, Parks and Recreation Manager

i. None

b. Robin Palm, Planner II

i. None



c. Samuel Schultz, Community Development Director

i. Staff Permit Report

S. Schultz reported 10 Sign Permit applications, six Zoning Compliance Permits, zero Zoning Compliance Reviews, and 12 Municipal Complaints.

7. Adjournment

J. Hewitt moved to adjourn the meeting at 2:31 PM. J. Kis seconded the motion. The motion carried unanimously with a voice vote.