



**COMMISSION MEMBERS PRESENT:** D. Driver, J. Maier, J. Hewitt, F. Leonard, R. Underhill, J. Hansen, & J. Kis

**COMMISSION MEMBERS ABSENT:**

**VILLAGE BOARD MEMBERS PRESENT:**

Staff: S. Schultz, A. MacDowell

**1. Call to Order**

The meeting was called to order at 1:00 pm by D. Driver.

**2. Roll Call - All**

**3. Public Comment – None**

**4. Approval of the February 22, 2017 Plan Commission Meeting Minutes**

J. Hewitt motioned, J. Kis seconded for approval of the February 22, 2017 Plan Commission Meeting Minutes. Motion carried 7-0.

**5. New Business**

- a. Habitat for Humanity Conditional Use (CU-04-17) | 2109 Racine Street | Tax Parcel #151-03-23-21-038-000 | Racine Habitat for Humanity, Inc. Owner/Applicant**

***Background***

The applicant requests permission to construct a 1,250 square foot, 1.5-story single-family home on the 4,640 square foot lot located at 2109 Racine Street. The application requires a conditional use per Sec. 90-271 (c) which requires a conditional use for any new construction or change of use within the RCH (Redevelopment-Conservation Holding) District. This project is the third new Habitat for Humanity home construction project in the Village of Mount Pleasant. The previously constructed Habitat for Humanity homes lie on Mead Street nearby.

***Consistency with Comprehensive Plan***

The Village 2035 Master Land Use Plan recommends mixed Residential or Commercial for the property. CU-04-17 coincides with this recommendation.

***Recommendation***

Village staff recommends approval of the Habitat for Humanity Conditional Use (CU-04-17). The new home placement and setbacks shall align with the attached survey completed by Nielsen, Madsen + Barber S.C. dated March 10, 017.

***Fiscal Note/Budget Impact***

Habitat for Humanity’s application coincides with the Village’s recent work to revitalize Mount Pleasant’s Lakeside Neighborhood and bring safe, affordable housing to its residents.



**J. Kis motioned, J. Maier seconded to approve the Conditional Use (CU-04-17) at 2109 Racine Street, Tax parcel ID 151-03-23-21-038-000. Motion carried 7-0.**

- b. Verizon Wireless Tower Expansion Site/Building/Operation Plan Application (SP-06-17) | 1545 Airline Road | Tax Parcel #151-03-22-11-007-000 | Racine Cellular Telephone Co. Owner/Verizon Wireless Personal Communications LP Applicant**

***Background***

The applicant wishes to collocate on an existing cellular tower at 1545 Airline Road. The plans for collocation include a proposed 420 square foot equipment area expansion. Fencing to match the existing fencing and elevation will surround the expansion area.

***Consistency with Comprehensive Plan***

The Village 2035 Master Land Use Plan recommends Residential for the subject property. SP-06-17 coincides with this recommendation.

***Recommendation***

Village staff recommends approval of the Verizon Wireless Tower Expansion Site/Building/Operation Plan Application (SP-06-17) [Plans by Verizon Wireless Personal Communications LP d/b/a Verizon Wireless & Terra Consulting Group, LTD] subject to Variance Petition BA-01-17 approval by the Village Board of Zoning Appeals and the following conditions:

1. The applicant shall gain approval of final civil engineering, grading, and stormwater drainage plans prepared by a professional engineer before issuance of any fill or building permits.
2. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.

**J. Maier motioned, J. Hewitt seconded to approve the Verizon Wireless Tower Expansion Site/Building/Operation Plan (SP-06-17) at 1545 Airline Road, Tax parcel #151-03-22-11-007-000 with the conditions listed and striking the variance listed in executive summary. Motion carried 7-0.**

- c. Review and discuss initial draft Zoning Ordinance changes**
  - i. Section 90-872 – BP (Business Park) Height Maximum**

***Background***

Since 2006, the tax incremental financing (TIF) districts near Interstate 94 have helped increase manufacturing and warehousing development on the western edge of the Village, and many of these developments are subject to BP zoning. The Village allows a Maximum Principal Structure height limit of 40 feet in BP districts per the Section 90-872 Summary of Area Requirements; however, the Plan Commission may approve offices and hotels up to 60 feet per Sec. 90-651(f)(3). Some of these developments, such as the addition to the Seda building and the Opus building, have requested and subsequently been granted variances to build taller than the allowed 40 feet. Many warehousing and manufacturing businesses in and near the Village have also built taller buildings, such as the new Lemar expansion in Sturtevant. In many circumstances, the additional height allows for an extra row of pallet stacking near the top of buildings. Increasing the height allowance to 60 feet would remove the variance



step in the approval process for such developments, and potentially ease the attraction and expansion of these developments. This height limit would match the height limit in the M-1 (Industrial) zoning district.

### ***Consistency with Comprehensive Plan***

The recommendation does not change the acceptable underlying types of use within the Business Park land under the 2035 Master Land Use Plan.

### ***Recommendation***

Village staff recommends that the Village amends Section 90-872 Summary of Area Requirements to have the BP (Business Park) Maximum Principal Structure height limit increased from 40 to 60 feet and that the Plan Commission recommend that the Board adopt an ordinance to finalize the amendment.

### ***Fiscal Note/Budget Impact***

The recommendation removes the need for some users to apply for a Zoning Variance, which increases the ease of development within the Village.

No action taken.

## **ii. Section 90-933 – Area and locational requirements by district. (Article V. Signs)**

### ***Background***

The Plan Commission previously set a policy of only allowing monument signs up to nine feet in height outside of 500 feet from the Interstate. However, the Village never codified this policy, which leaves developers free to challenge the policy with Community Development and Planning staff. Article V also allows multiple ways to calculate signage allowances, which is difficult for both the public to interpret and the staff to manage. Furthermore, staff believes the allowance ratios in Sec. 90-933 and their corresponding footnotes deserved a fresh look as the some zoning district matching ratios appeared flawed. For example, B-3 (General Business) currently allows for a Front Façade Ground Sign Ratio of 1.2, while B-4 (Office) allows for a ratio of 0.7. The proposed changes moderate both districts to a ratio of 1.0 for easier uniform application of the sign code across zoning districts. Staff believe the proposed changes streamline the current sign ordinances, while matching their intent with current Plan Commission policy. Staff do not intend the changes to act as a complete rewrite of the sign code.

### ***Consistency with Comprehensive Plan***

The recommendation does not change the acceptable underlying types of land use under the 2035 Master Land Use Plan.

### ***Recommendation***

Village staff recommends that the Village amends Chapter 90 Article V. Summary of Area Requirements to the proposed changes shown on the attached document and that the Plan Commission recommend that the Board adopt an ordinance to finalize the amendment.

No action taken.

## **6. Commissioner & Staff Reports – S. Schultz reported the internal posting for the planner position has been circulated and external posting coming soon.**



**Plan Commission  
MEETING MINUTES**

**March 22, 2017**

**7. Adjournment** – J. Hewitt motioned, J. Maier seconded to adjourn the Plan Commission meeting at 1:53 p.m. Motion carried 7-0.

\*Next meeting is scheduled for ***Wednesday, April 19, 2017 at 1:00 p.m.***

Cc: M. Pierce      L. Hannula      S. Schultz  
T. Beyer      D. McHugh      S. Houe