



**COMMISSION MEMBERS PRESENT:** M. Pirk, J. Hewitt, J. Mallon, J. Kis, D. DeGroot & D. Driver

**COMMISSION MEMBERS ABSENT:** J. Maier

**VILLAGE BOARD MEMBERS PRESENT:**

Staff: R. Meyer & L. Martin

**1. Call to Order**

The meeting was called to order at 1:00 pm by M. Pirk.

**2. Approval of the May 15, 2013 meeting minutes**

J. Mallon motioned, J. Hewitt seconded to approve the May 15, 2013 meeting minutes.  
Motioned carried.

**3. Site Plan Amendment for Don's Towing – Uhaul located at 8100 Washington Avenue  
Durham Applicant**

Representatives: Sharon Durham, 1421 Summit Ave, Racine

The Plan Commission granted Don's Towing site plan approval on August 22, 2012. The applicant is requesting a site plan amendment to display/rent Uhaul vehicles and equipment. The original August 22, 2012 conditions have been met with the exception of:

*The following items shall be completed on or before June 30, 2013*

- 1. Installation of a 5' wide concrete sidewalk along the entire property frontage*
- 2. Establishment of 2 ½" minimum caliper salt tolerant street trees planted 50' on center parallel to the sidewalk. The tree genus/species and planting location shall be approved by the Village Planning Department.*

On July 8, 2013, the South Shore Fire Department stated that the Uhaul operations will not trigger any fire code improvements.

J. Kis motioned, J. Mallon seconded to approve the site plan amendment for Don's Towing – Uhaul, located at 8100 Washington Avenue subject to the following conditions:

1. The installation of a five (5) foot wide concrete sidewalk along the entire property frontage, parallel to the STH 20 frontage road curb line. Please coordinate sidewalk placement/offset from curb with the Village Engineering Department. Sidewalk shall be installed by September 1, 2013.



2. Installation of 2 ½" caliper (minimum) salt tolerant street trees planted fifty (50) feet on center parallel to the sidewalk. The tree genus/species and planting location shall be approved by the Village Planning Department prior to installation. Street trees shall be installed by September 1, 2013.
3. Uhaul vehicles/trailers are to be parked along the eastern property line and shall not exceed eight pieces of equipment on display at any one time.
4. Submission/approval of a sign permit prior to installation of any signage on the property. Ground signage is limited to nine (9) feet or less in height. Wall signage is required to be of channel letter construction.

Motion carried unanimously.

**4. Site Plan Amendment for Living Hope Lutheran Church located at 1619 Newman Road  
Living Hope LLC applicant**

Representative: Kevin Knaust, 5144 Percival Lane, Mount Pleasant

A representative from Living Hope Lutheran Church (formerly Peace Lutheran) met with Village staff on a couple of occasions over the last two months discussing the potential of a building addition. The existing facility, located at 1619 Newman Road, totals 10,020 square feet and is only an initial phase of what was planned to be a much larger church build project. Living Hope is now ready to move forward with a second phase, adding an additional 9,965 square feet of classroom, administration, and gathering space to the northern and western sides of the existing building. This project is also adjacent to the previously approved Primrose Retirement Community which has initiated conversations regarding a joint stormwater detention basin as the projects could be under construction during a similar timeframe.

J. Hewitt motioned, J. Kis seconded to approve the Living Hope Lutheran Church Site Plan Amendment located at 1619 Newman Road (Living Hope LLC) subject to the following conditions:

1. The installation or modification of any freestanding lights on-site shall meet the standard height requirement, not exceeding 20' in total height from ground to top of luminere. All freestanding and wall mounted lumineres shall include cut-off provisions to preclude off-site lighting impacts.
2. Compliance with state/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans prior to submission of state approved building plans and issuance of a village building permit.
3. The landscape plan shall be modified to include 2 ½" caliper salt tolerant trees planted 50' on center along the Newman Road street frontage.
4. Additional landscaping shall be added along the western façade of the building facing Newman Road (please submit a revised landscape plan reflecting conditions 3 and 4).
5. Submission/approval of a final grading and stormwater drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.



6. All utilities shall be constructed underground.
7. All trash receptacles shall be contained within an enclosed structure (including fence) that matches the building materials and building colors of the principle structure. The enclosed structure shall be screened with plantings to create a more aesthetic appearance for the surrounding area. No trash or refuse shall be stored outside of the trash enclosure structure.
8. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.
9. The applicant shall dedicate approximately seven (7) feet of land fronting Newman Road as Village right-of-way (R.O.W.). Newman Road is scheduled as a collector street with an 80' wide R.O.W., 40' each side of the center line. This may be accomplished via quit claim deed.

Motion carried unanimously.

**5. Site Plan Amendment for Sherwin Williams located at 6229 Washington Avenue  
Mohler applicant**

Representative: Brian Favo, 419 University Rd, Cleveland, OH

The applicant desires to update the existing Sherwin Williams exterior facades. The applicant's agent was advised in writing prior to their submission that the Plan Commission custom, habit and practice is to limit E.I.F.S. material for use as an accent element versus an entire building elevation. Staff also advised the agent in writing that the Plan Commission prefers a combination of building materials (i.e. man made stone, brick, accent bands, and spandrel glass) for blank walls such as the west elevation facing Meadow Lane Avenue. The use of different building materials can create a more interesting street wall. The latest blank wall examples are the Walmart Neighborhood Market and the Panda Express.

D. Driver motioned, D. DeGroot seconded to approve the site plan amendment for Sherwin Williams located at 6229 Washington Avenue with the requirement that within six months a cross access easement be executed. Motion carried unanimously.

**6. Persons Desiring to be Heard – None**

**7. Commissioner & Staff Reports -**

R. Meyer gave a brief update on the State Highway 31 South neighborhood plan. He stated that the neighborhood meeting that was held showed that for the most part everyone likes the neighborhood plan. He added that a church that is looking to relocate out of the City of Racine is what is driving the neighborhood plan update. Ten years ago the area was envisioned to be Residential but with the residential market and the surplus of lots, staff feels that with the infrastructure improvements needed to the area that it could be better developed if it were a Business Park zone. The update is still ongoing and should begin moving forward to amend the neighborhood plan from Residential to Business Park in the near future.



**Plan Commission  
MEETING MINUTES**

**July 17, 2013**

Anna Marie Clausen, 5935 Taylor Avenue, asked for clarification as to where exactly this neighborhood was located. R. Meyer explained that it is on the west side of Highway 31 between Braun Road and KR.

J. Hewitt asked for updates on the Primrose Retirement project and the Racine Dental project. L. Martin stated that they both have letters from the State saying that they have State approved plans. Both projects are looking to have early start permits issued to them soon.

Staff reported that Panda Express is scheduled to open in August and that the WalMart Neighborhood Market is scheduled for an open house in October.

D. Driver motioned, D. DeGroot seconded to adjourn at 1:57 p.m. Motion carried unanimously.

\*Next meeting is scheduled for ***Wednesday, August 21, 2013 at 1:00 p.m.***

Cc: K. Wahlen      L. Martin      M. Pierce      M. Schmidt      L. Hannula  
R. Pucely      B. Sasse      T. Beyer      D. McHugh