



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

COMMISSION MEMBERS ABSENT: J. Kis

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin

1. Call to Order

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

2. Approval of the January 22, 2014 meeting minutes

J. Hewitt motioned, J. Mallon seconded to approve the January 22, 2014 meeting minutes with D. DeGroot abstaining due to not being present at the January 22nd meeting.

Motioned carried 5-0-1

**3. Site Plan Amendment for Wisconsin Humane Society located at 2706 Chicory Road
Wisconsin Humane Society Applicant**

Representative: Matt Witte, Operation Director of Milwaukee, Ozaukee & Racine County,
4500 W. Wisconsin Avenue, Milwaukee

In July 2013, the Wisconsin Humane Society contacted staff to request the installation of a temporary storage trailer (additional cat storage) on their property at 2706 Chicory Road. At that time, Village staff approved the trailer for a six (6) month temporary period with the condition that any further use or extension would require Plan Commission review and approval. Because the trailer is used 24 hours and during cold months, an electrical service was connected to the main facility via underground conduit to provide power for integrated HVAC and lighting. The trailer, as it is positioned and anchored currently, does not pose any access or safety concerns to the site of facility, nor have any complaints been made about the placement or appearance.

The applicant is requesting a one-year extension of the temporary placement/approval (through February 2015). This temporary storage has saved the lives of numerous cats, thus furthering the commitment of the organization. Realizing that space needs are imminent, a committee has been formed within the Humane Society to further analyze existing space solutions, including a long term plan to construct a new facility.

J. Hewitt stated that he would like to see their name/address reflect Mount Pleasant since they are located in Mount Pleasant. M. Witte replied that this request would be fully noted and that the reasoning behind the name "Racine Campus" is that it is named after the county in which it is located, similar to the other two Wisconsin Humane locations.



J. Maier asked if the apartment complex adjacent to the Humane Society had been contacted to notify them that the temporary use would be extended. L. Martin explained that a site plan request did not require notification so there had not been any notification sent to the apartment complex.

J. Hewitt motioned, D. Driver seconded to recommend that the location and use of the temporary trailer be extended through February 2015. Upon the termination of its use, the trailer shall be removed and the site restored to its previous condition. Any future temporary storage shall be presented to the plan commission for review. Motion carried unanimously.

4. Conceptual Site Plan Request for Spring Street Memory Care located at “5103-5129” Spring Street, Tax Parcel #151-03-22-12-040-000 | JPS Limited LLC Applicant

Representative: Sherry Czisny, Gurnee, IL

The applicant is interested in developing a phased three-building Community Based Residential Facility (CBRF) focusing on Memory Care (Alzheimer’s, Dementia clients). Each building would total approximately 12-14,000 square feet and include space for 24 beds/occupants. In an effort to gather as many initial comments and any potential concerns, this site plan is being presented for preliminary review. The applicant hosted a public information meeting on Monday, January 6th to gauge initial reaction from surrounding property owners and compile any comments. Three residents were in attendance along with staff. Initial comments from residents were mainly relative to landscaping as well as the western property line setback, which has since been expanded on the attached site plan.

Staff is in early discussions with BMO Harris bank to the east to ideally assemble a shared driveway/cross access into the site, thus negating the need for an additional driveway on Spring Street in close proximity to existing commercial driveways. The project, should it move forward, will require a rezone (site is currently split zoned RM-1 & RM-2) as well as a conditional use along with full site plan submittal.

S. Czisny stated that there is a need for memory care facilities in the area and feels that this facility would be a good fit for the area. She explained that this would be a locked facility including a fenced in patio area for the residents.

J. Hewitt brought up the upcoming reconstruction of STH 31 and CTH C so that S. Czisny was aware. L. Martin stated that the residents living in the area are in favor of this type of use for the property versus the previous approved rezone for apartment buildings.

5. Commissioner & Staff Reports -



**Plan Commission
MEETING MINUTES**

February 19, 2014

L. Martin reported that a notice was sent out to all businesses in Mount Pleasant that currently have an electronic sign. The notice provided the names and addresses of all businesses in the Village that have an electronic sign as well as a breakdown of the sign ordinance. He stated that Community State Bank is the only business that has called to make sure they are in compliance.

J. Hewitt motioned, J. Maier seconded to adjourn at 1:37 p.m. Motion carried unanimously.

*Next meeting is scheduled for ***Wednesday, March 19, 2014 at 1:00 p.m.***

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