



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

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

STAFF: S. Schultz, R. Palm

1. Call to Order

D. Driver called the meeting to order at 1:00 pm.

2. Roll Call

S. Schultz performed roll call.

3. Public Comment

None.

4. Consent Agenda

- a. **Approval of October 18, 2017, Meeting Minutes**
- b. **Approval of November 10, 2017 Meeting Minutes**
- c. **Approval of November 16, 2017 Meeting Minutes**

J. Hewitt moved to approve. J. Maier seconded the motion. The motion passed 7-0-0 with a voice vote.

5. New Business

- a. **Blue Ribbon Rezone Petition (RZ-10-17) located at 9602 Washington Avenue
Tax Parcel #151-03-22-16-130-110**

Owner: Trout Slayer International LLC | Applicant: Blue Ribbon Management

L. Kosgrove spoke against the project. B. Hansen spoke regarding safety concerns regarding the site. G. Hanney spoke against the project. J. Kis moved to approve. J. Kis included modifications to the Rezone in his motion, including:

- The developer completes a traffic study to be reviewed and approved by the Plan Commission and the Village Public Works Manager
- Plan Commission reviews and approves a South Shore Fire Department report regarding emergency vehicle access to the site
- Plan Commission reviews and approves a Mount Pleasant Police Department report regarding possible safety concerns at the site
- Appropriate approvals of any ingress/egress plans by the Village Department of Public Works, Racine County Department of Public Works, and the Wisconsin Department of Transportation.

J. Hewitt seconded the motion. The motion passed 7-0-0 with a voice vote.

- b. **Stephen Certified Survey Map Application (CSM-07-17) located at 2222 Fancher Road
Tax Parcel #151-03-22-04-048-000**

Owner: Ryan C. Stephen & Tonja D. Hossala | Applicant: Nielsen Madsen + Barber (Mark R. Madsen, P.E., P.L.S.)

J. Kis moved to approve. J. Hansen seconded the motion. The motion passed 7-0-0 with a voice vote.



c. CNH – Tractor Parking Lot Site/Building/Operation Plan Application (SP-19-17) located at 2701 S. Oakes Road

Tax Parcel #151-03-22-23-025-020

Owner: Aron Oechsner | Applicant: Jason Frank

J. Kis moved to approve. R. Underhill seconded the motion. The motion passed 6-0-1 with J. Hansen abstaining and a voice vote.

d. Stonegate Certified Survey Map Application (CSM-08-17) located at 7921 Gittings Road

Tax Parcel #151-03-22-03-053-000

Owner/Applicant: Stonegate, LLP

J. Kis moved to approve. J. Maier seconded the motion. The motion passed 7-0-0 with a voice vote.

e. Zoning Text Amendments

- **Section 90-611(d)**
- **Section 90-631(d)**
- **Section 90-872: Summary of Area Requirements**

J. Hewitt moved to approve. J. Kis seconded the motion. The motion passed 7-0-0 with a voice vote.

6. Commission & Staff Reports

7. Adjournment

J. Kis moved to adjourn. J. Hewitt seconded the motion. The motion passed 7-0-0 with a voice vote.