



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

COMMISSION MEMBERS ABSENT:

STAFF: M. Murphy, 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) Meeting Minutes

a. May 23, 2018

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

5) Old Business

None

6) New Business

- a. **Discussion on Zoning & Development Regulations: Recommended Changes and Strategies** – J. Maier requested to move this item after item K, as the last discussion of New Business. J. Kis seconded. The motion carried 7-0-0 with a voice vote.
S. Schultz continued discussion on recommended updates to the Zoning & Development Regulations.
- b. **Discussion and Possible Action to approve the Evergreen Academy Sign Permit Application (SN-19-18)** – R. Bhatia moved to approve. J. Kis seconded. The motion carried 7-0-0 with a voice vote.
- c. **Discussion and Possible Action to approve the Racine Hyundai Certified Survey Map Application (CSM-07-18)** – R. Bhatia moved to approve. J. Maier seconded. The motion carried 7-0-0 with a voice vote.
- d. **Discussion and Possible Action to approve the Pleasant Haven Certified Survey Map Application (CSM-08-18)** – J. Hewitt motioned to approve. J. Maier seconded. The motion carried 6-1-0 with a voice vote.
- e. **Discussion and Possible Action to approve the Mount Pleasant Business Park West – Phase 2 Certified Survey Map Application (CSM-09-18)** – J. Kis motioned to approve. R. Underhill seconded. The motion carried 7-0-0 with a voice vote.
- f. **Discussion and Possible Action to approve the Racine Hyundai Rezone Petition (RZ-09-18)** – R. Bhatia motioned to approve. R. Underhill seconded. The motion carried 7-0-0 with a voice vote.
- g. **Discussion and Possible Action to approve the Hribar Rezone Petition (RZ-10-18) and Conditional Use (CU-04-18)** – Applicant Michels Corp. represented by Sean LePlavy and Tim Ferris were present to discuss the rezone. J. Kis motioned to approve subject to 8 Village Staff recommendations plus an additional requirement to restore the site to its original condition. J. Hewitt seconded. Motion carried 7-0-0 with a voice vote.



- h. **Discussion and Possible Action to approve the RUSD Case High School Baseball Field Conditional Use (CU-05-18)** – Applicant Tom DiSalvo (ASLA) and RUSD representative Bill Rodenburg were present to explain the Case High School Baseball field. J. Kis motioned to approve. R. Underhill seconded. Motion carried 7-0-0 with a voice vote.
 - i. **Discussion and Possible Action to approve the St. John Properties Site/Building/Operation Plan Application (SP-12-18)** – J. Maier motioned to approve. J. Hewitt seconded. Motion carried 7-0-0 with a voice vote.
 - j. **Discussion and Possible Action to approve the Chicory Road Storage Site/Building/Operation Plan Application (SP-13-18)** – Proposed expansion of Chicory Road Storage to meet future demand. Chief E. Lockhart of South Shore Fire Department, said fire access is currently not large enough; it needs to be 20 feet minimum. Chris Bower of Bower Design & Construction says they can amend the plan to meet fire access requirements. J. Kis motioned to approve subject to the 4 Village Staff recommendations with the additional requirement of sufficient fire lane access. J. Maier seconded. Motion carried 7-0-0 with a voice vote.
 - k. **Discussion and Possible Action to approve the Wisconn Valley Science & Technology Park: Multi-Purpose Building (SP-15-18)** – J. Kis motioned to approve subject to 6 Village Staff recommendations. J. Hewitt seconded. Motion carried 7-0-0 with a voice vote.
- 7) **Commissioner & Staff Reports**
- a) **Robin Palm, Planner I**
 - a. **Staff Approvals**
 - b. **Municipal Complaints**
 - c. **Sign Code Update**
 - b) **Samuel Schultz, Community Development Director**
 - a. **Sidewalk Ordinance Update** – S. Schultz updated the Commission on continuing efforts to enforce sidewalk ordinances in both commercial and residential developments.
- 8) **Adjournment** – J. Hewitt moved to adjourn at 3:13p.m. J. Maier seconded the motion. The motion carried 7-0-0 with a voice vote.