



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

COMMISSION MEMBERS ABSENT: None

STAFF: S. Schultz, R. Palm, C. Lois

1. **Call to Order**

D. Driver called the Plan Commission meeting to order at 1:01 pm.

2. **Roll Call**

S. Schultz performed the roll call.

3. **Public Comment**

None

4. **Meeting Minutes**

a. **January 23, 2019**

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

5. **Old Business**

a. **None**

6. **New Business**

a. **Discussion Regarding the SWOT Analysis for Village's Strategic Plan 2020 and Beyond -**

The Commission carried out a discussion with J. Murray from Springsted regarding the SWOT Analysis for the Village's Strategic Plan 2020 and beyond.

b. **Consideration of Res 09-2019: In the Matter of a new public street - - Wisconn Valley Way**

C. Lois updated the commission on plat for Wisconn Valley Way that was submitted. It will become the frontage road in the future according to DOT and will be a state highway. J. Hewitt moved to approve, R. Bhatia seconded the motion. Motion carried 7-0-0 with a voice vote.

c. **Consideration of the HWY 20 Development Site/Building/Operation Plan Application (SP-26-18)**

S. Schultz updated the Commission on the plans for a new 3-4 space retail facility on 13330 Washington Ave. The existing building will be torn down and the applicant plans to have the new facility completed on or around August 1, 2019. The Commission expressed concerns with the lack of space in the parking lot. J. Holborow (applicant) confirmed that the tenants that they are speaking with a satisfied with parking. J. Kis motioned to approve, J. Maier seconded the motion. Motion carried 7-0-0 with a voice vote.

d. **Consideration of Ordinance 04-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to the Property Located Along Summerset Drive Having a Tax Parcel**

#151-03-22-02-028-003 from R-60 (Residential Single-Family) to R-75 (Residential Single-Family); Rezone Petition RZ-01-19)

S. Schultz addressed the Commission on the request for the rezone for a total of 5.426 acres to increase the minimum lot size due to market conditions. J. Maier moved to approve, J. Kis seconded the motion. The motion carried with a 7-0-0 voice vote.

- e. **Consideration of the Woodbridge Estates II Preliminary Subdivision Plat Application (PSP-01-19)**
The applicant would like to construct a 14 lot subdivision along Summerset Dr. The Commission addressed their concerns on issues with possible flooding in the area. C. Donze representing One Source Consulting on behalf of Home Path Financial informed the commission on the issues with beavers in the area that have caused raising water levels and flooding. Once the beaver issue has been resolved there should no longer be flooding issues in the area. J. Maier moved to approve, J. Hewitt seconded the motion. The motion carried 7-0-0 with a voice vote.
- f. **Consideration of Ordinance 05-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located Along Washington Avenue and Having Tax Parcel #151-03-22-18-015-000, -18-015-050, and -07-025-000 from B-P (Business Park) and AG (Agriculture) to B-P/OIP/OPD (Business Park/Institutional and Public Service/Planned Development Overlay); Rezone Petition RZ-02-19**
S. Schultz addressed the Commission regarding the 89 acres that the applicant would like to be rezoned. The Commission expressed concerns on wanting to make sure we are not losing green space and height of the signage.
E. Lockhart (Division Chief of South Shore Fire Department) - The fire department is comfortable with height of the signage and feel like there will be no issues with any rescues that may be needed.
B. Essman (representing Advocate Aurora) addressed the Commission on the site plan. J. Kis moved to approve, J. Hewitt seconded the motion. The motion carried 7-0-0 voice vote.
- g. **Consideration of Ordinance 06-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at 11504 CTH C and Having a Tax Parcel #151-03-22-08-023-000 from AG (Agriculture) to R-100 (Residential Single-Family); Rezone Petition RZ-03-19**
The applicant on 11504 Spring St. would like the parcel rezoned to construct a 3000 sq. ft. single family home. J. Kis moved to approve, R. Bhatia seconded the motion. The motion carried with a 7-0-0 voice vote.
- h. **Consideration of Ordinance 02-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at 3015 Pritchard Drive and Having a Tax Parcel #151-03-22-25-005-010 from R-100 (Residential Single-Family) to R-100/OIP (Residential Single-Family/Institutional Public Service Overlay); Rezone Petition RZ-05-19**
R. Palm addressed the Commission on the Messiah Lutheran rezone petition to allow for the request of a new monument sign. The proper notices were sent out and the Racine City Clerk's office was also notified. J. Maier moved to approve, R. Underhill seconded the motion. The motion carried with a 7-0-0 voice vote.
- i. **Preliminary consideration of an Amendment to the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it Pertains to One Parcel Located at the Southeast Corner of 90th Street and Braun Road (151-03-22-34-003-000)**
S. Schultz updated the Commission on the proposed change to the Plan. The Commission expressed concerns on what can and should be built on the parcel. There were issues discussed on the density of the area and it being close to the Village of Sturtevant.

N. Washburn voiced her concerns with what studies that are being completed will show and with the changes being made to the Master Plan. J. Kis moved to forward to public hearing for approval, J. Hewitt seconded the motion. The motion carried with a 7-0-0 voice vote.

j. **Consideration of the 5044 Hansche Road Conditional Use (CU-01-19)**

R. Palm addressed the Commission on the request to construct a 38 ft. x 48 ft. pole building on the 1.86-acre property. R. Bhatia moved to approve, J. Hewitt seconded the motion. The motion carried 7-0-0 with a voice vote.

k. **Consideration of the 7836 County Line Road Conditional Use (CU-02-19)**

R. Palm addressed the Commission on the request to construct a 58 ft. x 40 ft. pole building on the property that is just over 1 acre. J. Kis moved to approve, J. Maier seconded the motion. The motion carried 7-0-0 with a voice vote.

l. **Consideration of the Bay Harbor Assisted Living Site/Building/Operation Plan Application (SP-0219)**

S. Schultz updated the Commission on the final site plan to build a 24 bed community based residential facility on Green Bay Rd. J. Hewitt moved to approve, R. Underhill seconded the motion. The motion carried 7-0-0 with a voice vote.

7. **Commissioner & Staff Reports**

a. **Robin Palm, Planner II**

There have been approximately 6 sign permits and no major municipal complaints.

b. **Samuel Schultz, Community Development Director**

i. **Online ordinances: eCode 360**

The Ordinances are now online and in a format that is easily searchable. Citizens are able to sign up to receive notifications and it is now very user friendly.

ii. **Blueprint: Mount Pleasant**

1. **Stakeholder discussions**

The discussions will take place mid-March with developers, Village staff, local business owners, residents and other municipalities.

2. **Community Open House: March 14, 5:00 PM – 7:00 PM**

The Community Open House regarding land use planning will take place on March 14. Consultants representing the Village will lead discussions and the open house will be interactive.

8. **Adjournment**

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