



**Plan Commission
Meeting Minutes**

April 24, 2019

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

COMMISSION MEMBERS ABSENT: None

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

1. Call to Order

D. Driver at 1:01 am

2. Roll Call

S. Schultz performed the roll call

3. Public Comment

None

4. Meeting Minutes

a. March 20, 2019

J. Hewitt motioned to approve the March 20, 2019 meeting minutes as presented, J. Kis seconded the motion. Motion carried 6-0-1 with a voice vote, T. VanBeckum abstained.

5. Old Business

a. Consideration of Ordinance 13-2019: Manufacturing Code Update

R. Palm addressed the Commission regarding the update which would organize manufacturing by type of impact rather than a specific use. The Village of Mount Pleasant currently only has one zoning code for industrial use. Village staff would like to update the zoning code to allow for three tiers of industrial use based on the level of impact they have on the surrounding environment. R. Bhatia motioned to approve Ordinance 13-2019 to amend Chapter 90 section 90-691, 90-671 and 90-751 of the Code of Ordinances for the Village of Mount Pleasant regarding the M-E and M1 OEL Districts, J Maier seconded the motion. The motion carried with a 6-0-1 voice vote, T. VanBeckum abstained.

6. New Business

a. Consideration of Resolution 21-2019: In the Matter of a Resolution regarding Wisconn Valley Way Sewer

C. Lois addressed the Commission on the need for a sewer easement that is adjacent to the Plat. R. Bhatia motioned to approve Resolution 21-2019: In the Matter of a Resolution regarding Wisconn Valley Way Sewer, J. Maier seconded the motion. The motion carried with a 6-0-1 voice vote. T. VanBeckum abstained.

b. Consideration of Resolution 23-2019: In the Matter of an Amended Relocation Order for Braun Road (East)

C. Lois addressed the Commission regarding the changes to the Plat. A stormwater pond needs to be constructed by DOT, and the pump house needs to be relocated from 705 to 703. The third change will be to the intersection of 90th St. and Braun Rd. The Village has been working with DOT and the Village of Sturtevant on the reconstruction. J. Hewitt motioned to approve the Amended Relocation Order for Resolution 23-2019 for Braun Rd. East as presented, J. Maier seconded the motion. The motion carried with a 6-0-1 voice vote, T. VanBeckum abstained.

c. Consideration of the Mount Pleasant Business Park – Lot 5 Certified Survey Map Application (CSM-01-19)

The applicant would like to create Lot 5, which would be just over a 10-acre parcel. This would be part of Phase 3 of MLG's Mount Pleasant Business Park project. J. Hewitt motioned to



recommend approval by the Mount Pleasant Village Board of the Mount Pleasant Business Park, Lot 5, J. Kis seconded the motion. The motion carried with a 6-0-1 with a voice vote, T. VanBeckum abstained.

- d. Consideration of the Hamilton Triplex Site/Building/Operation Plan Application (SP-05-19)**
The applicant would like approval to construct a triplex on S. Emmertsen Rd. The site is 1.4 acres and the plans have already been approved at the state level. J. Kis motioned to approve the Hamilton Triplex Site/Building/Operation Plan SP-05-19, J. Maier seconded the motion. The motion carried with a 6-0-1 voice vote, T. VanBeckum abstained.
- e. Consideration of The Villages (Major Update) Site/Building/Operation Plan Application (SP-06-19)**
The Commission was provided with an updated site plan that was previously reviewed at the September 18 and October 3, 2018 meetings. Only minor changes were made to the plan to include more onsite parking. The Commission expressed concerns regarding storm water drainage issues in the area. J. Kis motioned to approve The Villages Site/Building/Operation Plan Application SP-06-19 subject to the two Village staff recommendations and adding Village staff approval of the storm water management plan, J. Maier seconded the motion. The motion carried with a 6-0-1 voice vote, T. VanBeckum abstained.
- f. Consideration of Ordinance 09-2019; Cornerstone Rezone Petition (RZ-07-19); Cornerstone Conditional Use (CU-03-19)**
The applicant would like to rezone 8.47 acres to operate a temporary concrete batch plant. The property is leased on month to month basis and is open-ended until the time of project completion which has been approved by the Village Board. C. Lois informed the Commission that the Village will be actively monitoring this site daily. The lot was selected by Village staff to minimize traffic impact.
C. Cape (Cornerstone Pavers, LLC) reassured the Commission that the truck traffic will follow the DOT direction and that Cornerstone Pavers LLC is committed to following regulations by the Village and DOT. Water will be applied to all areas of truck traffic to control dust and the facility will only operate during weekday hours. Expressed that they are a strong local small company who hires local workers feels he was well received by the citizens that he spoke with. J. Hewitt motioned to recommend approval to the Village Board of Ordinance 09-2019 Cornerstone Rezone Petition RZ-07-19; Cornerstone Conditional Use CU-03-19 subject to the recommended conditions including to follow DOT and Foxconn road routes as posted for construction use, J. Maier seconded the motion. The motion carried with a 5-1-2 voice vote, F. Leonard excused and T. VanBeckum abstained.
- g. Consideration of Ordinance 10-2019; 1701 E. Frontage Road Rezone Petition (RZ-08-19)**
The applicant would like to rezone 13.1 acres of property to allow for motor vehicles sales and service facility. The facility will be new construction and the existing building will be demolished. J. Buchevich who is working with the applicant, addressed the drainage issues onsite. The area is not a wetland, but drains I-94 water. They have an application in with the DNR to relocate the ditch and re-route the water. R. Bhatia motioned to approve to the Mount Pleasant Village Board the Ordinance 10-2019; 1701 E. Frontage Road Rezone Petition as presented, J. Hewitt seconded the motion. The motion carried with a 6-0-1 voice vote, T. VanBeckum abstained.
- h. Consideration of Ordinance 11-2019; Tree of Life Rezone Petition (RZ-09-19); Tree of Life Conditional Use (CU-04-19); Tree of Life Site/Building/Operation Plan Application (SP-04-19)**



The applicant would like to rezone just under 2 acres of property for a senior living facility. The Commission expressed concerns regarding the location of the facility being very close to the highway. S. Schultz informed the Commission that the clients are from the area and the applicant would like to keep the same residents at the facility. This is one of the few sites that the Village could locate and is further off the highway than the current facility.

Chief E. Lockhart – The applicant will need to make sure the sprinkler system is up to code.

J. Hewitt motioned to recommend approval to the Village Board, J. Maier seconded the motion. The motion carried with a 4-0-3 roll call vote, J. Kis, F. Leonard and T. VanBeckum abstained.

i. Consideration of Ordinance 12-2019; Oakes Road Redi Mix Rezone Petition (RZ-10-19); Oakes Road Redi Mix Conditional Use (CU-05-19)

The applicant would like to rezone a 15.85-acre parcel on Oakes Rd to construct a redi-mix plant. The plant would be located 1000 ft. away from any residence and meets WI DNR standards. The Commission expressed concerns regarding the traffic on Oakes Rd being a dead end and also wants to make sure that there will be no issues to the Pike River Corridor. C. Sweeny and M. Schmitz (applicants) informed the Commission that this will be a state of the art redi-mix plant. The site plan includes paved area to eliminate dust and ability to water to contain dust. R. Palm expressed to the Commission that the Village staff feels like Oakes Rd is capable of handling the plant. J. Hewitt motioned to recommend approval to the Village Board, R. Bhatia seconded the motion. The motion carried with a 6-0-1 roll call vote, T. VanBeckum abstained.

j. Consideration of a Site/Building/Operational Plan Application (Preliminary) for Christina Estates North Addition II

The applicant would like to expand the current subdivision of Christina Estates North.

N. Washburn (applicant) would like to continue to bring single family residential properties to the Village. The applicant would like to balance the homes in the neighborhood and not affect the value of the current Christina Estates homes. A storm water management plan will need to be submitted to the Village. Ray L. (applicant) informed the Commission that each lot will be a minimum of 70 ft.

Chief E. Lockhart expressed the concerns with adding to dead end streets for safety access.

k. 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

K. Clark and M. Schultz with The Lakota Group presented the Commission an updated plan with an amendment to several areas. Village staff finds the amendment consistent with the goals of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035. The proposed amendment would enhance economic development within the County.

---R. Bhatia left the Commission Meeting---

J. Maier motioned to move the amended procedures as outlined in the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County for the approval to the Village Board for public hearing, J. Kis seconded the motion. Motion carried 5-0-1 with a voice vote, T. VanBeckum abstained.

N. Washburn expressed concerns on the lack of commercial properties on Spring St. Also has spoken with add on businesses possibly near the Foxconn area.



--- J. Kis left the Commission Meeting---

7. Commissioner & Staff Reports

a. Robin Palm, Planner II

- i. **Report on National Planning Conference 2019** – Attended the National Planning Conference in San Francisco, CA. Found the sessions on rapid change and zoning for middle housing very informative.

b. Samuel Schultz, Community Development Director

- i. **Blueprint: Mount Pleasant** – Village staff has been doing background research on the zoning side and hope to have more zoning code recommendations and clear direction this Summer.
- ii. **Report on National Planning Conference 2019** – Also found the missing middle housing session very valuable. Attended other interesting sessions regarding impact fees, changing retail, job density and economic development.

8. Adjournment

J. Maier motioned to adjourn at 2:51 pm, J. Hewitt seconded the motion. Motion carried with a 5-0-0 voice vote.