



**Plan Commission
Meeting Minutes**

May 22, 2019

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

COMMISSION MEMBERS ABSENT: T. VanBeckum

STAFF: S. Schultz, R. Palm

1. Call to Order

D. Driver called the Plan Commission Meeting to order at 1:03 pm

2. Roll Call

S. Schultz performed the roll call

- 3. Public Comment –** C. Acker of 14323 Marina Dr. is working on a property on Braun Rd. with an existing driveway where the access point may be a violation and is looking to get the restriction lifted by the Village. R. Palm addressed the Committee regarding the property on the corner of Old Green Bay Rd and Braun Rd. There is an access restriction that Staff believes it is outdated and no longer needed. R. Palm does not believe there is any action that will be needed by the Commission and that Village staff will be able to address.

4. Meeting Minutes

a. April 24, 2019

J. Hewitt motioned to approve the April 24, 2019 meeting minutes, F. Leonard seconded the motion. Motion carried 6-0-0 with a voice vote.

5. Old Business

a. Consideration of Resolution 30-2019: A Resolution Recommending Approval of an Ordinance Amending the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035

S. Schultz updated the Commission on minor changes to the 2035 Land Use Plan. R. Bhatia motioned to recommend approval of an Ordinance Amending the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as presented, J. Hewitt seconded the motion. Motion carried 6-0-0 with a voice vote.

6. New Business

a. Consideration of the 13330 Washington Avenue Sign Permit Application (SN-17-19)

R. Palm presented the Commission with a sign permit that requests a 50 ft. highway sign remodel and a 15 ft. new construction monument sign. The existing highway pole sign was constructed in the 1990s and does not comply with the new Village sign code. The existing sign would be difficult to scale down the existing sign and would cost approximately \$150,000. The Commission expressed concerns on the highway sign not meeting the current ordinances and issues with giving an exception when the Village just re-wrote the sign code. J. Hewitt motioned to table the tall pylon highway sign and re-visit with the Village attorney present or a written opinion from the Village attorney, J. Kis seconded the motion. Motion carried with a 6-0-0 voice vote. J. Maier motioned to approve SN-17-19 13330 Washington Ave Group Project sign Applicant 13330WA LLC for the monument sign construction, J. Kis seconded the motion. Motion carried with a 6-0-0 voice vote.

b. Consideration of the Villages North Certified Survey Map Application (CSM-02-19)

The applicant would like to divide three lots along 90th St into four lots and dedicate rights-of-way for the extension of Portico Dr. and Veranda Ln. The Public Works Committee reviewed and

approved at the last meeting. J. Hewitt motioned to recommend approval to the Village Board for the Villages North Certified Survey Map Application CSM-02-19, R. Bhatia seconded the motion. The motion carried 6-0-0 with a voice vote.

c. **Consideration of the Villages South Certified Survey Map Application (CSM-03-19)**

The applicant would like to divide one lot along 90th St. into four lots and dedicate rights-of-way for the extension of Portico Dr., Veranda Ln. and the new Megan's Way. J. Hewitt motioned to recommend approval to the Village Board for the Villages South Certified Survey Map Application CSM-03-19, R. Bhatia seconded the motion. Motion carried 6-0-0 with a voice vote.

d. **Consideration of Mathiesen Land Company Conditional Use (CU-06-19)**

The applicant would like to allow for parking of employee and commercial vehicles for agricultural business use on the property at 13201 Kraut Rd. S. Mathiesen of 3617 Hwy H informed the Commission that he runs a small landscaping/firewood business with ten employees. There is no large equipment on the site and would like to have as much equipment out of site as possible. J. Maier motioned to recommend approval to the Village Board the Consideration of Mathiesen Land Company Conditional Use CU-06-19 to the Village Board for approval, J. Kis seconded the motion. Motion carried 6-0-0 with a voice vote.

e. **Consideration of Racine Veterinary Hospital Conditional Use (CU-07-19); Racine Veterinary Hospital Site/Building/Operation Plan Application (SP-12-19)**

The applicant requests permission to renew an expired Conditional Use CU-01-08 at 5748 Taylor Ave. They would like to expand and renovate the clinic. The renovation was intended to be completed approx. ten years ago but was put off due to economic reasons. J. Kis motioned to approve the Racine Veterinary Hospital Conditional Use CU-07-19; Racine Veterinary Hospital Site/Building/Operation Plan Application SP-12-19, J. Maier seconded the motion. Motion carried 6-0-0.

f. **Consideration of Ordinance 14-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located along Northwestern Avenue and Having a Tax Parcel #151-03-22-04-004-020 from AUH (Agriculture Urban Holding) to R-100 (Residential Single-Family); Rezone Petition RZ-11-19**

The applicant would like to rezone 3.065 acres located on the 9400 block of Northwestern Ave in order to construct an 1800 sq.ft. ranch home. J. Kis motioned to recommend approval to the Village Board of Ordinance 14-2019; rezone petition RZ-11-19, F. Leonard seconded the motion. Motion carried 6-0-0 with a voice vote.

g. **Consideration of the HSA Park 94 Phase III Site/Building/Operation Plan Application (SP-10-19)**

The applicant proposes a 116,600 sq.ft. industrial building at 1570 International Dr. This is last parcel on South side of Hwy 20 in the business park. TeGrootenhuis with HSA Commercial Real Estate informed the Commission that there is no tenant at this time.

J. Kis motioned to approve the HSA Park 94 Phase III Site/Building/Operation Plan Application SP-10-19, J. Maier seconded the motion. Motion carried 6-0-0 with a voice vote.

h. **Consideration of the Racine Honda Site/Building/Operation Plan Application (SP-11-19)**

The Commission was provided with the site plan for the new Racine Honda located at 1701 E. Frontage Rd. The existing building will be demolished to construct the new facility. Two parcels were merged to create the 13.1-acre property. R. Bierman at 2108 Johnsbury Rd. informed the Commission that signage will be added on back side of the facility and an entrance or monument sign will be added to the new access on the east side. The current frontage is still in limbo due to the state plans with the existing frontage road. The applicant would like to start construction as soon as possible (August/September) but still need to get the wetland area resolved with the

DNR. J. Kis motioned to approve the Racine Honda Site/Building/Operation Plan Application SP-11-19, R. Bhatia seconded the motion. Motion carried 6-0-0 with a voice vote.

i. **Consideration of Tivoli Gardens (Major Update) Site/Building/Operation Plan Application (SP-13-19)**

The applicant would like to construct a small addition to the west end of the warehouse for manufacturing space expansion. P. Oleson of 5910 Washington Ave. informed the Commission that there is no set date for more development on the site. J. Hewitt motioned to approve the Consideration of Tivoli Gardens Site/Building/Operation Plan Application SP -13-19, J. Kis seconded the motion. Motion carried 6-0-0 with a voice vote.

j. **Consideration of the Storehere (Major Update) Site/Building/Operation Plan Application (SP-14-19)**

The applicant would like to amend the site plan to add truck rental portion of the business to the site and allow for outdoor storage of the rental trucks. J. Peret of 401 E. Kilborne Ave. proposed two options for the site. There will only be two trucks at front of the building for marketing purposes and the additional trucks parked on the west side of the lot. J. Kis motioned to approve the Storehere Site/Building/Operation Plan SP-14-19 subject to vehicles parked per site plan and fencing/screening being added facing the Pike Creek per staff approval. J. Maier seconded the motion. Motion carried 6-0-0 with a voice vote.

k. **Consideration of the offer for vacant land purchase at 2216 N. Emmertsen adjacent right-of-way**

Offer to purchase Village owned right-of-way to the north and south of 2216 Emmertsen Rd totaling approx. .07 acres for \$8,000. This would be to facilitate a potential residential development for the site. J. Kis motioned to approve the concept of vacating the noted property as a recommendation to the Committee of the Whole, J. Maier seconded the motion. Motion carried 6-0-0 with a voice vote.

7. **Commissioner & Staff Reports**

a. **Robin Palm, Planner II**

i. **Discussion on residential businesses**

Carried on a discussion with the Commission regarding flexibility to allow for mix of uses for neighborhood planning. Staff would like to allow for small business growth in possible residential areas. The Commission would like to be sure there is proper notification to neighboring properties if there is outside activity for the business.

ii. **Staff permits**

Village staff has been busy with sign permits and municipal complaints.

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

i. **Blueprint: Mount Pleasant**

Staff met with a consultant a few weeks ago who is making progress on the first phases. Complete organization of the zoning code which will be user friendly to citizens.

ii. **Discussion on the draft neighborhood planning map**

The Commission was provided with a draft neighborhood planning map to post on the Village website. The Village is broken down into twenty manageable sized areas. Village staff plans to work on three of the areas this year.

8. **Adjournment**

J. Kis motioned to adjourn at 3:09 pm, J. Maier seconded. The motion carried with a 6-0-0 voice vote.