



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

COMMISSION MEMBERS ABSENT:

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

1. Call to Order

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

2. Roll Call

S. Schultz performed the roll call.

3. Public Comment

None

4. Meeting Minutes

a. July 17, 2019

J. Hewitt motioned to approve the July 17, 2019 meeting minutes as presented, J. Maier seconded the motion. Motion carried with a 7-0-0 voice vote.

5. Old Business

None

6. New Business

a. Consideration of Resolution 54-2019: In the Matter of the Discontinuance of a portion of Prairie View Drive

C. Lois informed the Commission that this is the second phase and is to start the process of vacating a part of Prairie View East, which is all Foxconn owned land. J. Hewitt motioned to approve Resolution 54-2019: In the Matter of the Discontinuance of a portion of Prairie View Dr., R. Bhatia seconded the motion. Motion carried with a 7-0-0 voice vote.

b. Consideration of the Wangard – 6940 Washington Avenue Certified Survey Map Application (CSM-11-19)

The applicant would like to split the property at 6940 Washington Ave. into two separate lots. Lot 1 contains the existing building and will be leased for use. Lot 2 will be used for future lease or development. J. Maier motioned to recommend approval to the Mount Pleasant Village Board the Wangard 6940 Washington Ave. Certified Survey Map CSM-11-19 subject to recommended condition for approval, J. Kis seconded the motion. Motion carried with a 7-0-0 voice vote.

c. Consideration of the Foxconn Certified Survey Map Application (CSM-12-19)

The applicant proposes to merge 47 parcels into one single parcel which will contain a large portion of Area 1 of the Foxconn development. The parcel will be 861.471 acres and will be the largest parcel in the Village. J. Kis motioned to recommend approval to the Mount Pleasant Village Board of the Foxconn Certified Survey Map Application CSM-12-19 subject to the five staff recommendations for approval, J. Hewitt seconded the motion. Motion carried with a 7-0-0 voice vote.

d. Consideration of the 806 Newman Road Rezone Petition (RZ-13-19)

The applicant would like to rezone the property at 806 Newman Rd to construct a 54' x 40' pole building. J. Maier motioned to recommend approval of the 806 Newman Rd. Rezone Petition RZ-

13-19 to the Mount Pleasant Village Board with the condition that the pole barn be set back, J. Kis seconded the motion. Motion carried with a 7-0-0 voice vote.

e. Consideration of the 806 Newman Road Conditional Use (CU-11-19)

J. Maier motioned to recommend approval of the 806 Newman Rd. CU-11-19 to the Mount Pleasant Village Board with the condition that the pole barn be set back, J. Kis seconded the motion. Motion carried with a 7-0-0 voice vote.

f. Consideration of the Chicory Road Store (Major Update) Site/Building/Operation Plan Application (SP-21-19)

The applicant would like to construct three additional storage buildings on the property at 1903 Chicory Rd. Chief Ed Lockhart stated to the Commission that the Fire Department is familiar with the property and the plans will be looked over before approval from the Fire Department. J. Kis motioned to approve the Chicory Road Store Site/Building/Operation Plan application SP-21-19 subject to Village staff recommendation and review/approval by the Fire Department, J. Hewitt seconded the motion. Motion carried with a 7-0-0 voice vote.

g. Consideration of the 837 Boulder Trail Townhomes Site/Building/Operation Plan Application (SP-22-19)

The applicant proposes to construct 60 3BR/2BR townhomes over 10 buildings. This completes Phase II which was started with Stonefield Village Condominiums. The site was fully engineered when Phase I was completed but project will be reviewed again by Staff. The site meets the minimum parking requirements for the district.

Dominic Galati of 835 Lannon Terrance (Representative of HOA for current 72 units) expressed concerns with the size of the complex and if they will be rental properties or privately owned condominiums.

Barb Meteyard of 758 Boulder Trail stated that the current owners are responsible for the existing road and has concerns on who is going to pay for upkeep of the road and ponds going forward. The existing complex has requirements with only parking in the garage. There were also questions on if there will be another exit or if the new tenants will have to use the existing roads that are maintained by the current condo owners.

Noah Zelko with Zerk Enterprise LLC stated that the new condominiums will be market rate rentals with all new materials and top of the line interiors. There will be lease requirements with minimum of a 12-month lease. There will be no additional exit with the way the property has been laid out. Nancy Washburn of 7450 County Line Rd. suggested that Village look into the cross access agreement. J. Maier motioned to approve the 837 Boulder Trail Townhomes Site/Building/Operation Plan Application SP-22-19 subject to Staff recommendation as well as an added asphalt pathway to the Pike River subject to staff condition, F. Leonard seconded. Motion carried 7-0-0 with a voice vote.

h. Consideration of the Foxconn – NE Corner (Major Amendment) Site/Building/Operation Plan Application (SP-23-19)

The applicant submitted additional landscaping on NE corner of building and entrance signage was submitted and reviewed by Staff. Paul Imig with Sigma Group stated that the landscaping packages were bid out and received 2 weeks ago. They are currently going through negotiations with hopes to complete as much as possible in 2019. J. Kis motioned to recommend approval of the Foxconn – NE Corner Site/Building/Operation Plan Application SP-23-19 to the Mount Pleasant Village Board subject to the one staff recommendation, J. Maier seconded the motion. Motion carried with a 7-0-0 voice vote.

i. Consideration of the Summit Credit Union (Major Amendment) Site/Building/Operation Plan Application (SP-25-19)

The applicant would like to modify traffic pattern in order to install a new 24-hour ATM.

Jeff Stowe with Sto Architecture and Greg Polacheck with Summit Credit Union explained to the Commission that the ATM will not fit where the current drive through is and they would like to relocate it into the existing island. J. Maier motioned to approve the Summit Credit Union Site/Building/Operation Plan Application SP-25-19, R. Bhatia seconded the motion. Motion carried 6-0-1 with a voice vote. J. Kis abstained.

7. Commissioner & Staff Reports

a. Robin Palm, Planner II

i. Staff permits

None

b. Samuel Schultz, Community Development Director

i. Blueprint: Mount Pleasant Update

Preliminary meetings on the first module have been carried out. Staff is looking forward to a simplified use table.

8. Adjournment

J. Kis motioned to adjourn the Plan Commission meeting at 2:24 pm, J. Maier seconded the motion. Motion carried with a 7-0-0 voice vote.