



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

**COMMISSION MEMBERS ABSENT:** J. Kis (Excused), T. VanBeckum (Excused)

**STAFF:** S. Schultz, R. Palm

**1. Call to Order**

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

**2. Roll Call**

S. Schultz performed the roll call.

**3. Public Comment**

None

**4. Meeting Minutes**

**a. August 21, 2019**

J. Hewitt motioned to approve the August 21, 2019 meeting minutes as presented, R. Bhatia seconded the motion. Motion carried with a 5-0-0 voice vote.

**5. Old Business**

None

**6. New Business**

**a. Consideration of the Schmitz Ready Mix CSM Application (CSM-13-19)**

The applicant proposes to create three parcels at 3532 Oakes Rd. Lot 1 will be the site of Schmitz Ready Mix and lot 2 and lot 3 would be reserved for future development. The Commission expressed concerns on what the plans are for the additional lots and the flow of traffic on Oakes Rd. R. Bhatia motioned to approve Schmitz Ready Mix CSM Application CSM-13-19, J. Hewitt seconded the motion. Motion failed with a 2-3-0 roll call vote.

**b. Consideration of the 4336 Wood Road Rezone Petition (RZ-14-19)**

The applicant would like to construct a 40ft. x 72ft. pole building at 4336 Wood Rd. J. Maier motioned to recommend approval to the Mount Pleasant Village Board the 4336 Wood Road Rezone Petition RZ-14-19 subject to staff recommendation for approval, R. Bhatia seconded the motion. Motion carried with a 5-0-0 voice vote.

**c. Consideration of the 4336 Wood Road Conditional Use (CU-12-19)**

J. Maier motioned to recommend approval to the Mount Pleasant Village Board the 4336 Wood Road Rezone Petition RZ-14-19 subject to staff recommendation for approval, R. Bhatia seconded the motion. Motion carried with a 5-0-0 voice vote.

**d. Consideration of the 7600 County Line Road Rezone Petition (RZ-15-19)**

The Village would like to rezone the property at 7600 Wood Rd. to allow for construction of the TID 5 Pike River Lift Station on the Village owned property. J. Maier motioned to recommend approval of 7600 County Line Road Rezone Petition RZ-15-19 to the Mount Pleasant Village Board, J. Hewitt seconded the motion. Motion carried with a 5-0-0 voice vote.

**e. Consideration of the Laning Cold Storage Building Site/Building/Operation Plan Application (SP-26-19)**

The applicant would like to construct a 3,600 sq.ft. cold storage pole building addition to the existing facility located at 2335 Durand Ave. R. Bhatia motioned to approve the Laning Cold Storage Building Site/Building/Operation Plan Application SP-26-19, F. Leonard seconded the motion. Motion carried with a 5-0-0 voice vote.

**f. Consideration of the TID 5 Sanitary Sewer System Pike River Lift Station Site/Building/Operation Plan Application (SP-27-19)**

The utility proposes to construct a 5,443 sq.ft. lift station to serve the western portion of the Village including TID 5 and flows from Caledonia.

D. Snyder (Foth) - The new lift station will service the Foxconn site and western portion of the Villages of Mount Pleasant and Caledonia. This is a vital component of the sewer system being designed for the Village. It is initially a 40 million gallons per day lift station, with the ability to be expanded to 75 million gallons per day in the future if/when needed. The existing lift station on KR will be abandoned due to the age of the facility. It would cost between 6 to 7 million to update the existing lift station and is more cost effective to construct a new lift station. Construction is estimated to start late winter, early spring and the existing station will be abandoned mid-2022.

Chief E. Lockhart with the South Shore Fire Department is comfortable that they would be able to service the area in case of an emergency.

J. Hewitt motioned to approve TID 5 Sanitary Sewer System Pike River Lift Station Site/Building/Operation Plan Application SP-27-19, J. Maier seconded the motion. Motion carried with a 5-0-0 voice vote.

**g. Consideration of the Doerflinger AUH Addition Site/Building/Operation Plan Application (SP-28-19)**

The applicant would like to renovate the existing property at 1515 N Emmertsen Rd. and construct an additional attached garage. R. Bhatia motioned to recommend approval finding in favor of the Doerflinger AUH Addition Site/Building/Operation Plan Application SP-28-19 as presented, J. Maier seconded the motion. Motion carried with a 5-0-0 voice vote.

**h. Consideration of the Fii – Smart Manufacturing Center Site/Building/Operation Plan Application (SP-29-19)**

The applicant proposes to construct an approx. 260,000 sq.ft. manufacturing facility at the northeast corner of Area 1 of the Foxconn development site. Staff recommends parking lot screening requirements be met.

E. Gebhardt (Eppstein Uhen Architects) – They are moving very quickly on the development and would like to work with staff to resolve the landscape issues. They would like to break ground mid-October and be fully enclosed by May of 2020. J. Hewitt motioned to approve the Fii – Smart Manufacturing Center Site/Building/Operation Plan Application SP-29-19 subject to the landscape plan approved by Staff, R. Bhatia seconded the motion. Motion carried with a 5-0-0 voice vote.

**7. Commissioner & Staff Reports**

**a. Robin Palm, Planner II**

**i. Staff permits**

R. Palm updated the Commission on the sign permits, site plans and violations though out the Village.

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

**i. Blueprint: Mount Pleasant Update**

Two draft modules are complete and under review.

**ii. State Planning Conference**

R. Palm, D. Driver and S. Schultz will be attending the State Planning Conference in early October in Eau Claire, WI.

**8. Adjournment**

F. Leonard motioned to adjourn the Plan Commission meeting at 2:15 pm, R. Bhatia seconded the motion. Motion carried with a 5-0-0 voice vote.