



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

COMMISSION MEMBERS ABSENT:

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

1. Call to Order

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

2. Roll Call

S. Schultz performed the roll call.

3. Public Comment

None

4. Meeting Minutes

a. October 23, 2019

J. Hewitt motioned to approve the October 23, 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 66-2019: In the Matter of An Amended Relocation Order for CTH KR (CTH H to 90th Street)

C. Louis presented the Commission with a modification showing the hauling routes to be used for CTH KR. J. Kis motioned to approve Resolution 66-2019: In the Matter of An Amended Relocation Order for CTH KR (CTH H to 90th Street), R. Bhatia seconded the motion. Motion carried with a 7-0-0 voice vote.

b. Ordinance 25-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at 2216 N. Emmertsen Road and Having a Parcel Identification Number of 151-03-22-02-051-002 from AUH (Agriculture Urban Holding) to RM-1 (Residential Multi-Family, Garden Apartments and Townhomes); Rezone Petition RZ-17-19

The applicant requests permission to rezone 2.642 acres at 2216 N. Emmertsen Rd. in order to construct 8 to 10 side by side townhome condominiums on the site. Current residents in the area expressed concerns with traffic, property values and density with the construction of the new townhomes.

H. Burlage and D. Cannestra (developers) explained to the Commission that they are only in the preliminary stages of development and do not have a set number of units at this time.

M. Jorgenson (2313 N. Emmertsen Rd.) expressed concerns with the potential traffic increase in the area and believes a traffic study is needed. Staff explained that a traffic study is not required in the area due to Village standards.

M. Heffel (5947 Sandy Ln) addressed the Commission with her concerns on the number of residents who oppose the development and feels that the residents are not being represented.

B. Redmann (2219 Spring Meadow Ln) informed the Commission that he will discuss the out lots needing to be maintained at next HOA meeting. He also questioned why properties can be rezoned without set plans.

M. Palecek (5747 Sandy Ln) provided the plan commission with documents regarding density in the area. He had questions on the lot sizes and the home values in the surrounding neighborhoods.

J. Kis motioned to recommend approval to the Mount Pleasant Village Board of the conditional rezone with a 12-month sunset provision in regards to Ordinance 25-2019 with staff direction to maintain an eight-unit cap and satisfactory storm water grading and landscape plan, J. Maier seconded the motion. Motion carried 7-0-0.

c. Ordinance 26-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located along Lathrop Avenue and Having a Parcel Identification Number of 151-03-23-31-027-040 from AUH (Agriculture Urban Holding) to R-100 (Residential Single Family); Rezone Petition RZ-18-19

The applicant requests permission to rezone the property on Lathrop Ave. from AUH to R-100 to construct a single-family home. Village staff recommends a motion to recommend denial to the Mount Pleasant Village Board. Staff would like the ability to extend Farmington Ln. in the future.

F. Al-Abed and N. Al-Abed (3026 Chicory Rd.) purchased the lot with the intention to construct a single family home. They do not wish to prevent any future development or potential roadways in the area.

J. Kis motioned to recommend approval to the Mount Pleasant Village Board of a modified ordinance to fractionally rezone the portion of the property facing Lathrop Ave. subject to condition that staff work with the applicant on house placement, J. Maier seconded the motion. Motion carried with a 5-2-0 voice vote. D. Driver and T. VanBeckum opposed.

d. Ordinance 27-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at 2039 S. Green Bay Road and Having a Parcel Identification Number of 151-03-22-24-009-000 from R-100 (Residential Single Family) to RM-4 (Residential Multi-Family); Rezone Petition RZ-19-19

The applicant withdrew Rezone Petition RZ-19-19.

7. Commissioner & Staff Reports

a. Robin Palm, Planner II

i. Staff permits

None

b. Samuel Schultz, Community Development Director

i. Blueprint: Mount Pleasant Update

The code re-write is getting close to completion and Staff hopes to have a draft to the public by the end of the year.

8. Adjournment

J. Kis motioned to adjourn the Plan Commission Meeting at 3:45 pm, J. Maier seconded the motion. Motion carried with a 6-0-0 voice vote.