



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

COMMISSION MEMBERS ABSENT: F. Leonard

STAFF: S. Schultz and R. Palm

1. Call to Order

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

2. Roll Call

D. Driver performed the roll call.

3. Public Comment

None

4. Meeting Minutes

a. December 18, 2019

J. Hewitt motioned to approve the December 18, 2019 meeting minutes as presented. J. Kis seconded the motion. The motion carried with a 6-0-0 voice vote.

5. Old Business

None

6. New Business

a. Consideration of the Land & Lakes at Mount Pleasant Business Park – Building III Site/Building/Operation Plan Application (SP-39-19)

The applicant requested permission to construct an approximately 247,200 ft² speculative building intended for industrial or distribution use. Staff expressed to the Commission that there is adequate stormwater management for the facility. M. Hanley (President – Land & Lakes Development Co.) informed the Commission that a future user would likely use the building for distribution. He also expressed gratitude to the community, Village staff, and the Commission for the opportunity to work with the Village. J. Kis motioned to approve Land & Lakes at Mount Pleasant Business Park – Building III Site/Building/Operation Plan Application SP-39-19. J. Hewitt seconded the motion. The motion carried with a 6-0-0 voice vote.

b. Consideration of Ordinance 02-2020: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at 3532 Oakes Road and Having a Parcel Identification Number of 151-03-22-26-051-002 from M-1/OEL (Industrial-Manufacturing/Extractive or Landfill Operations) to M-1 (Industrial-Manufacturing); Rezone Petition RZ-22-19

The applicant requested permission to change the zoning on a portion of the property from M-1/OEL to M-1 per the direction of the Plan Commission. R. Bhatia moved to recommend approval to the Mount Pleasant Village Board Ordinance 02-2020: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at 3532 Oakes Road. J. Maier seconded the motion. The motion carried with a 6-0-0 voice vote.

c. Consideration of the Wood Road Certified Survey Map Application (CSM-01-20)

The applicant requested permission to create two parcels at 5000 Wood Road. The applicant wished to split the parcels to construct a single-family home on Lot 2. Lot 1 would stay a single-family home with an operating farm. J. Kis moved to recommend approval to the Mount Pleasant Village Board subject to the recommended conditions. J. Maier seconded the motion. The motion carried with a 6-0-0 voice vote. M. Mueller (5000 Wood Road) asked for direction from staff on the wetland delineation condition.



- d. Presentation of and discussion on Blueprint: Mount Pleasant Zoning Ordinance Rewrite**
K. Bishop (Duncan & Associates) presented the Commission with a working draft of the revised zoning ordinance. Division Chief E. Lockhart with South Shore Fire Department informed the Commission that the Fire Department would inspect any additional buildings. The document, as presented, would be available to the public to give input on as of today. Staff hopes to get public information and review within the next month. S. Schultz would like to have this approved by April to be adopted by the current Village Trustees. The document will be available online and searchable when it is adopted. The Commission requested a working session of the Commission in an informal setting to go over the document in detail.

7. Commissioner & Staff Reports

a. Robin Palm, Planner II

i. Staff permits

Staff issued five violations, and they are working with residents to resolve the issues.

b. Samuel Schultz, Community Development Director

i. Housing Affordability Report

The report is posted online with a parcel to parcel analysis. The staff gave an interesting note that 78% of housing was constructed before the year 2000.

8. Adjournment

J. Hewitt moved to adjourn the Plan Commission at 2:51 PM. J. Maier seconded the motion. The motion carried with a 6-0-0 voice vote.