



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

COMMISSION MEMBERS ABSENT: J. Kis

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. January 22, 2020 J. Maier/R. Bhatia

J. Maier motioned to approve the January 22, 2020 meeting minutes as presented, R. Bhatia seconded the motion. Motion carried with a 6-0-0 voice vote.

b. February 5, 2020

J. Maier motioned to approve the February 5, 2020 meeting minutes as presented, R. Bhatia seconded the motion. Motion carried with a 6-0-0 voice vote.

5. Old Business

a. Discussion on Blueprint: Mount Pleasant Zoning Ordinance Rewrite

The Commission carried out a discussion regarding the updates to the Mount Pleasant Zoning Ordinance Rewrite. Village staff worked with Duncan & Associates to address the main concerns that were discussed during the working session. Staff would like to consolidate the changes to the working draft to start the public review process.

N. Washburn provided her opinion on the new Zoning rewrite and that a balance will need to be found over time. She also stated that fliers or post cards should be mailed to residents to make them aware of the open house. J. Maier motioned to consolidate the changes into the rest of the working draft to create the Public Review Draft and to start the public review process, including stakeholder meetings and online commenting culminating in a public open house, J. Hewitt seconded the motion. Motion carried with a 6-0-0 voice vote.

6. New Business

a. Consideration of the Heritage Avenue Certified Survey Map Application (CSM-02-20)

The applicant requests permission to merge two parcels at 6943 Heritage Ave. Easements occupy the eastern portion of the parcel with that area of the lot being unbuildable. J. Maier motioned to recommend approval to the Mount Pleasant Village Board the Heritage Avenue Certified Survey Map Application CSM-02-20 subject to staff recommended conditions, F. Leonard seconded the motion. Motion carried with a 6-0-0 voice vote.

b. Consideration of the Woodbridge Drive Certified Survey Map Application (CSM-03-20)

The applicant would like to merge three parcels and split into two to create two single family homes. J. Maier motioned to recommend approval to the Mount Pleasant Village Board the Woodbridge Drive Certified Survey Map Application CSM-03-20 subject to recommended conditions, F. Leonard seconded the motion. Motion carried with a 6-0-0 voice vote.

c. Consideration of the Foxconn – NE Corner Site/Building/Operation Plan Application (Major Amendment) (SP-01-20)



The applicant requests permission to construct five guard sheds at the entrances of the parcel. The applicant would also like to install a smoking shed west of the main entrance of the FAB building. R. Bhatia motioned to recommend approval to the Mount Pleasant Village Board the Foxconn – NE Corner Site/Building/Operation Plan Application SP-01-20, J. Maier seconded the motion. Motion carried with a 6-0-0 voice vote.

d. Consideration of the Wisconn Valley Multi-Purpose Building Site/Building/Operation Plan Application (Major Amendment) (SP-02-20)

The applicant requests permission to modify the approved site plan to add a prefabricated modular data center and an aboveground equipment to the existing building. The applicant would also like to add additional parking.

C. Lois explained to the Commission that this will be the server for the dome facility. This will be a standalone display server to show customers what can be purchased. This will not be a permanent fixture until the dome facility is constructed. J. Maier motioned to recommend approval to the Mount Pleasant Village Board the Wisconn Valley Multi-Purpose Building Site/Building/Operation Plan Application SP-02-20, J. Hewitt seconded the motion. Motion carried with a 6-0-0 voice vote.

7. Commissioner & Staff Reports

questions on when the Site plan for community pool will be provided.

a. Robin Palm, Planner II

i. Staff approvals

Several sign permits were issued throughout the Village.

ii. Municipal Complaints

Staff issued one violation for blighted property.

b. Samuel Schultz, Community Development Director

i. Code of Ordinances Chapter 74: Subdivisions Update

An update to the subdivision ordinance will be provided once the new zoning code has been adopted.

ii. Code of Ordinances Chapter 10: Animals Update

The animal's ordinance will be unified and portions will be removed from the new zoning code if/where needed.

8. Adjournment

J. Hewitt motioned to adjourn the Plan Commission meeting at 3:06 pm, J. Maier seconded the motion. Motion carried with a 6-0-0 voice vote.