



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

**COMMISSION MEMBERS ABSENT:** T. VanBeckum

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

**1. Call to Order**

D. Driver called the Plan Commission meeting to order at 1:05 pm.

**2. Roll Call**

S. Schultz performed the roll call.

**3. Meeting Minutes**

**a. March 18, 2020**

J. Hewitt moved to approve the March 18, 2020 meeting minutes as presented, R. Bhatia seconded the motion. Motion carried with a 6-0-0 voice vote.

**4. Old Business**

**a. Consideration of Ordinance 30-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at S. Suzanne Lane and Having a Parcel Identification Numbers of 151-03-22-10-021-002 from AUH (Agriculture Urban Holding) to R-75 (Single Family Residential); Rezone Petition RZ-21-19**

The applicant requests permission to rezone the property along S. Suzanne Lane from AUH to single-family residential to create two buildable lots. This CSM came to the Plan Commission last month, but there were floodplain issues on the remaining lot. R. Bhatia moved to approve Ordinance 30-2019, J. Maier seconded the motion. The motion carried with a 6-0-0 voice vote.

**b. Consideration of Ordinance 19-2020: Blueprint: Mount Pleasant Zoning Ordinance Rewrite**

S. Schultz carried discussed the updates to the zoning code re-write. Staff seeks additional online feedback due to the cancellation of the open house. They hope to have a final vote at the end of May with final approval in June.

**5. New Business**

**a. Consideration of the Savanna Grove Preliminary Subdivision Plat Application (PSP-01-20)**

The applicant would like to construct a 72 lot subdivision on the two existing parcels off of Lathrop Ave. The staff had 10 recommendations for approval. J. Kis moved to table PSP-01-20 until the May Plan Commission meeting. F. Leonard seconded the motion. Motion carried with a 6-0-0 voice vote.

**b. Consideration of the 7202 Braun Road Certified Survey Map Application (CSM-07-20)**

The applicant requests permission to re-subdivide and rezone two parcels at 7202 Braun Road. The CSM would create one parcel for sale purposes, and merge the second lot with the current family ownership. R. Bhatia moved to approve CSM-07-20. J. Hewitt seconded the motion. The motion carried with a 6-0-0 voice vote.

**c. Consideration of Ordinance 18-2020: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at 7202 Braun Road and Having a Parcel Identification Number of 151-03-22-26-057-000 from AG/M-1 (Agriculture/Industrial – Manufacturing and Warehousing) to R-100 and AG (Residential Single-Family and Agriculture); Rezone Petition RZ-04-20**

J. Hewitt moved to approve Ordinance 18-2020. J. Kis seconded the motion. The motion carried with a 6-0-0 voice vote.

**d. Consideration of the Fiduciary Multi-Family Site/Building/Operation Plan Application (SP-04-20)**



## Plan Commission Meeting Minutes

April 22, 2020

The applicant requested a one-month delay to continue working on the details of the project. The applicant plans to construct a 280-unit multi-family project on Lot 1 and Lot 2 while reserving Lot 3 for future development.

**e. Consideration of the Fiduciary Multi-Family Certified Survey Map Application (CSM-08-20)**

The applicant requested a one-month delay to continue working on the details of the project.

**f. Consideration of the 2117 N. Green Bay Road Certified Survey Map Application (CSM-09-20)**

The applicant would like to split the 1.071-acre parcel into two parcels. Lot 1 would contain the existing home, and Lot 2 would be used to construct a new home. R. Bhatia moved to approve subject to staff condition. J. Kis seconded the motion. The motion carried with a 6-0-0 voice vote.

**g. Consideration of Ordinance 17-2020: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at 13348 Washington Avenue and Having a Parcel Identification Numbers of 151-03-22-18-016-030 from B-P (Business Park) to B-3 (General Business); Rezone Petition RZ-03-20**

J. Kis moved to recommend approval of Ordinance 17-2020 to the Mount Pleasant Village Board. J. Hewitt seconded the motion. The motion carried with a 6-0-0 voice vote.

**h. Consideration of the Burger King Site/Building/Operation Plan Application (Major Amendment) (SP-05-20)**

J. Kis moved to approve the Burger King Site/Building/Operation Plan Application (SP-05-20). R. Bhatia seconded the motion. The motion carried with a 6-0-0 voice vote.

**i. Consideration of the ND Paper Site/Building/Operation Plan Application (Major Amendment) (SP-06-20)**

J. Hewitt moved to approve the ND Paper Site/Building/Operation Plan Application SP-06-20. J. Maier seconded the motion. The motion carried with a 6-0-0 voice vote.

**j. Discussion on Code of Ordinances Chapter 10: Animals Update**

The animals update is complete, and the staff is waiting for the zoning ordinance adoption to bring forward.

**k. Discussion on Code of Ordinances Chapter 74: Subdivisions Update**

The subdivision update is currently under review by DPW, and staff would like adoption in mid to late summer.

## 6. Commissioner & Staff Reports

**a. Robin Palm, Planner II**

**i. Staff approvals**

The staff has been focusing on critical or emergency matters.

**ii. Municipal Complaints**

Staff is still accepting complaints, but put most citations and violations on hold due to COVID-19 restrictions.

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

**i. Blueprint: Mount Pleasant**

Staff hopes to receive additional public outreach within the next month and still hope for final approval in June.

**ii. General Village Operations**

The Community Development Department is still fully operational, but staff recommended email as the best way to reach them.

## 7. Adjournment

J Hewitt moved to adjourn the Plan Commission meeting at 3:00 pm. D. Driver seconded the motion. The motion carried with a 6-0-0 voice vote.