



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

COMMISSION MEMBERS EXCUSED:

STAFF: S. Schultz, R. Palm

1. Call to Order

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

2. Roll Call

S. Schultz performed the roll call.

3. Meeting Minutes

a. February 17, 2021

R. Bhatia moved to approve the February 17, 2021 meeting minutes as presented. J. Maier seconded the motion. On a voice vote, the motion carried unanimously.

4. Old Business

5. New Business

a. Fink Certified Survey Map Application (CSM-01-21)

S. Schultz provided details of the applicant's wish to create a single 19.367acre lot for sale purposes. J. Kis moved, and J. Maier seconded to approve the application subject to the staff's recommended condition. On a voice vote, the motion carried unanimously.

b. 6600 Mariner Drive Unit 102 Conditional Use Application (CU-01-21)

S. Schultz indicated the Village Board voted to table this item until April 2021.

c. Ashley Capital Site Plan Application (SP-03-21)

S. Schultz provided details of the applicant's proposal of two industrial buildings intended for manufacturing, warehousing, and distribution users. The applicant spoke. J. Hewitt moved to approve the application subject to all the staff recommended conditions. T. VanBeckum made a friendly amendment to add that the applicant must revise the site plan to show the connections to the public sidewalk. The maker of the motion was ok with the amendment. J. Kis seconded the motion. On a voice vote, the motion carried unanimously.

d. Ordinance 05-2021: An Ordinance to Amend Chapter 90 of the Code of Ordinances, Village of Mount Pleasant, Wisconsin

R. Palm provided details of the six amendments to Chapter 90. R. Bhatia moved, and F. Leonard seconded to approve Ordinance 05-2021 and clarify language changes. On a voice vote, the motion carried unanimously.

e. Ordinance 06-2021: Amending the Zoning Map Relating to a Property Located at 2101 Racine Street and Having a Parcel Identification Number of 151-03-23-21-034-000 From RL-1 (Residential Low Density 1) to B-1 (Neighborhood Business); Zoning Map Amendment Application ZMA-03-21

R. Palm provided details of the zoning map amendment. The property has been an existing business for many decades but was zoned RL-1 during the village-wide zoning update. J. Kis moved, and J. Hewitt seconded to approve Ordinance 06-2021. On a voice vote, the motion carried unanimously.

f. Ordinance 07-2021: Amending the Zoning Map Relating to a Property Located at 7155 Durand Avenue and Having a Parcel Identification Number of 151-03-22-26-161-060 from



M-2 (General Industrial) and B-3 (General Business) to B-4 (Highway Business); Zoning Map Amendment Application ZMA-04-21

R. Palm provided details of the zoning map amendment. The Village Zoning Map showed the parcel erroneously split zoned M-2 and B-3 when it should be B-4. J. Kis moved, and J. Hewitt seconded to approve Ordinance 07-2021. On a voice vote, motion carried.

g. Ordinance 08-2021: Amending the Zoning Map Relating to a Property Located at 11317 Louis Sorenson Road and Having a Parcel Identification Number of 151-03-22-20-012-000 from B-P (Business Park) to P-2 (Campus Scale Public/Institutional); Zoning Map Amendment Application ZMA-05-21

R. Palm provided details of the zoning map amendment. The parcel was not rezoned from B-P to P-2 in the June 2020 Zoning Code Update. This rezone is a correction. J. Kis moved, and J. Hewitt seconded to approve Ordinance 08-2021. On a voice vote, motion carried.

h. Christina Estates Addition No. 1 Final Subdivision Plat Application (FSP-02-21)

S. Schultz provided details of the applicant's plat revisions. The applicant has revised to meet five conditions from the approved preliminary plat. There are also some road map revisions made. J. Kis moved, and R. Bhatia seconded to approve subject to staff recommended conditions. On a voice vote, motion carried.

6. Commissioner & Staff Reports

a. Robin Palm, Planner II

i. Staff Permits Report

R. Palm reported there was one Sign Permit application, four Zoning Compliance Permits. There were no Zoning Compliance Reviews or Municipal Complaints.

b. Samuel Schultz, Community Development Director

7. Adjournment

J. Maier moved, and R. Bhatia seconded to adjourn the Plan Commission meeting at 2:33 pm. On a voice vote, the motion carried unanimously.