



## PLAN COMMISSION MEETING MINUTES

January 18, 2023 at 1:00 PM

Village Hall, Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

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**Staff Present:** Community Development Director Sam Schultz, Planner II Robin Palm, Village Assessor Dan McHugh, Parks and Recreation Manager George Baumgardt and Community Engagement Manager Lisa Olley.

### A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:01 PM.

### B. ROLL CALL

Director Schultz performed roll call. Trustee Bhatia, Trustee Hewitt, Chairperson Driver, Commissioner Maier, Commissioner VanBeckum, Commissioner Risler, and Commissioner Bozinovski were present.

### C. MEETING MINUTES

#### 1. Meeting of December 21, 2022

Motion by Trustee Bhatia to approve the minutes of December 21, 2022. Motion seconded by Commissioner Risler. On voice vote, motion carried.

### D. OLD BUSINESS

### E. NEW BUSINESS

#### 1. 6915 Washington Avenue Site Plan Review SP-23-1

Director Schultz discussed the applicant's request to demolish the existing veterinary clinic and build a 2,478 square foot Taco John's restaurant and drive-through establishment. The applicant spoke. Motion by Trustee Hewitt to approve SP-23-1 subject to the recommended conditions. Motion seconded by Commissioner Maier. On voice vote, motion carried.

#### 2. Ordinance 1-2023: A Zoning Map Amendment for 3528 Meachem Road; Zoning Map Amendment ZMA-22-15.

Planner Palm discussed the applicant's request to amend the zoning map from RH-1 (High Density Residential) to B-2 (Community Business) to allow the legal division of the front and back office buildings. The applicant wishes to sell one of the buildings separately from the other on the property. Motion by Trustee Bhatia to recommend approval of Ordinance 1-2023: A Zoning Map Amendment for 3528 Meachem Road; Zoning Map Amendment ZMA-22-15. Motion seconded by Commissioner Risler. On voice vote, motion carried.

#### 3. Ordinance 2-2023: A Zoning Map Amendment for 1821 E. Frontage Road; Zoning Map Amendment ZMA-22-16; Development Plan DP-22-1

Director Schultz discussed the applicant's request to amend the zoning map from M-2 (General Industrial) to M-3 (Intensive/Extractive Industrial). The parcel is currently split-zoned both M-2 and M-3. The asphalt plant was previously allowed as a temporary conditional use, which is set to expire in 2023. The zoning code no longer has the applicable temporary conditional use allowances, so the applicant must now apply for permanent use under the M-3 district. The applicant spoke. Motion by Trustee Bhatia to recommend approval of Ordinance 2-2023: A Zoning Map Amendment for 1821 E. Frontage Road; Zoning Map Amendment ZMA-22-16; Development Plan DP-22-1 subject to the recommended conditions for approval. Motion seconded by Commissioner Bozinovski. On voice vote, motion carried with Commissioner VanBeckum voting nay.

### F. STAFF REPORTS

#### 1. George Baumgardt, Parks and Recreation Manager

##### a. Software launch date

Parks & Recreation Manager G. Baumgardt reported the new software will launch February 6 which will also be the same date summer program registration begins.

##### b. Start of permit season

Parks & Recreation Manager G. Baumgardt reported Smolenski Park Saturday's are almost fully booked.

**c. WPRA conference**

Parks & Recreation Manager G. Baumgardt reported he will be attending the conference this year in Wisconsin Dells.

**2. Robin Palm, Planner II**

**a. Staff-approved permits**

Planner R. Palm reported: number of planning related applications received and revenue generated.

Planner R. Palm reported: 1 Administrative Adjustment Applications, 9 Sign Permits, 3 Zoning Compliance Permits, 5 Zoning Map Amendments, 0 Zoning Request Letters, and 34 Municipal Complaints.

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

There was nothing to report.

**G. ADJOURN**

Motion by Trustee Hewitt to adjourn the meeting at 2:41 PM. Commissioner Risler seconded the motion. On a voice vote, motion carried.