



**COMMISSION MEMBERS PRESENT:** M. Pirk, D. Driver, J. Maier, D. DeGroot, J. Hewitt & R. Underhill

**COMMISSION MEMBERS ABSENT:** J. Kis

**VILLAGE BOARD MEMBERS PRESENT:**

Staff: L. Martin & B. Sasse

**1. Call to Order**

The meeting was called to order at 1:00pm by M. Pirk.

**2. Public Comment – None**

**3. Election of Officers**

This item was tabled for future meeting agenda.

**4. Approval of March 18, 2015 Meeting Minutes**

J. Maier motioned, D. Driver seconded to approve the March 18, 2015 meeting minutes. Motion carried unanimously.

**5. Rezone Petition RZ-07-15 located along SE Frontage Road/Kilbourn Drive  
Portion of Tax Parcel # 151-03-22-18-015-000 | Bozich Applicant**

Representative: Richard Bierman, Johnsburg, IL

The applicant requests permission to rezone approximately 1.43 +/- acres from AG (Agriculture) to B-3 (General Business) to construct a Toyota/Scion automotive sales/service facility. This parcel was added to the project after the public hearing for the previously approved Rezone RZ-04-15, and has also been incorporated into the final site plan for the project.

D. Driver motioned, J Maier seconded to recommend a provisional approval of RZ-07-15 as it aligns with the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and will enhance the development at the STH 20/I-94 interchange, pending the Kuiper Trustees' signatures.

Motion carried unanimously.

**6. Site Plan Request for Racine Toyota located at "13350" Kilbourn Drive  
Tax Parcels # 151-03-22-18-016-000, 151-03-22-18-016-020, & Portion of Tax Parcel 151-03-22-18-015-000 | Bozich Applicant**

Representative: Richard Bierman, Johnsburg, IL



The applicant is proposing development of a 32,000 square foot automotive sales and service facility located on 3 parcels north and west of Burger King at I-94/STH 20. Access for the new project would come off of Kilbourn Drive, with the remaining portion of existing Kilbourn to be vacated and become part of the site. The building materials consist of painted concrete tip up panels with accent areas utilizing an aluminum wall paneling system. The Village previously rezoned 2 of the 3 parcels in March 2015, with the third parcel under review this month. On April 6, 2015, the Community Development Authority and Village Board also approved a Development Agreement to provide economic assistance for the project. This dealership would replace the existing Toyota Scion dealership on Washington Avenue, and would open up a potential redevelopment opportunity at that location.

J. Maier motioned, J. Hewitt seconded to recommend approval of the proposed Racine Toyota site plan, elevations, landscape plan, and photometric plan (*Site Plan by Schmitt Engineering – dated 03.17.2015, Elevations by R.B. Custom Designs Inc. – dated 03.17.2015, Landscape Plan by R. B. Custom Designs Inc. – dated 03.22.2015, and Photometric Plan by R.B. Custom Designs Inc. – dated 03.17.2015*) with the following conditions:

1. The final design of the terminus of Kilbourn Drive and its connection to the Toyota and Burger King sites shall be coordinated with the Village Engineering Department and finalized as part of the civil engineering plan approval.
2. All freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All freestanding and wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts. The concrete bases of freestanding lights shall remain as an unpainted, natural concrete finish.
3. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
4. All trash receptacles shall be contained within the proposed dumpster enclosure. The enclosure (including gate) shall match the building materials and building colors of the principle structure.
5. The rear face of any parapet walls shall be painted to match color of front-side material or wrapped with façade material to match.
6. All proposed windows shall be vision glass to maximize natural light entering the building.
7. Any roof top mechanical units shall be screened to minimize the visual appearance from any public roads or from within the site.
8. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire sprinkler system plan requirements.



Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans prior to submission of state approved building plans/village building permit. An early start permit may be issued to facilitate site work and grading prior to full plan submittal.

9. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
10. All rooftop drainage and downspouts shall be connected to a underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
11. All utilities shall be constructed underground.
12. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
13. Any signage for the facility shall require a future sign permit submittal for staff review/approval. Monument signs are not to exceed 9' in height and shall be setback off the property line a distance equal to the height of the sign. One 35' pylon sign will be allowed for the project as it is within 500' of Interstate 94.

Motion carried unanimously.

**7. Rezone Petition RZ-05-15 / Conditional Use Petition CU-02-15 located at SE Corner of Gittings Road & Old Fancher Road | Tax Parcel # 151-03-22-04-099-000 | Miller Owner/Applicant**

Representative: Drake Miller, 127 90<sup>th</sup> Street, Mount Pleasant 53406

The applicant requests permission to rezone approximately 8.4 +/- acres from AUH (Agriculture-Urban Holding) to R-100 (Residential Single Family) to construct a single family residence with an in-law suite. Per Ordinance 90-371(d)(8), a conditional use permit is required for a second unit not exceeding 60% of the floor area of the principle unit (in-law suite). The second unit is restricted to be occupied by a family member related by blood, adoption or marriage to the occupants of the principal, have at least one entrance to the second unit through the principal unit, and have the overall appearance of a single family residence.

D. DeGroot motioned, D. Driver seconded to recommend approval of Rezone RZ-05-15 as it aligns with the 2035 Comprehensive Land Use Plan and Conditional Use CU-02-15 subject to the following conditions:

1. The applicant shall submit a draft restrictive covenant to Village staff that acknowledges:
  - a. The second residential unit shall not exceed 60 percent of the habitable floor area of the principal unit.



- b. The occupant(s) of the secondary unit are family member(s) related by blood, adoption or marriage to the occupant(s) of the principal unit.
- c. There is at least one entrance to the second unit through the principal unit.
- d. The overall appearance of the structure resembles that of a single-family residence not a duplex.

A final copy of the restrictive covenant shall be recorded with the Racine County Register of Deeds office and with a recorded copy submitted to Village staff prior to the issuance of any fill or building permits.

Motion carried unanimously.

**8. Resolution 9-2015 | Adopting a New Park and Open Space Plan as an Amendment to the Village of Mount Pleasant Comprehensive Land Use Plan**

B. Sasse reported that this is the second to last step to adopt the new open space plan for the Village. There was no negative comment at the Public hearing. The next step is for the Planning Commission to pass the resolution so the Village Board can amend the village comprehensive plan.

J. Maier motioned, J. Hewitt seconded to approve Resolution 9-2015 as an amendment to the village comprehensive plan. Motion carried unanimously.

**9. Discussion | Zoning Text Amendment - Section 90-872 Accessory Structure Setbacks**

The Village has amended its garage size ordinances a couple times over the last ten years, greatly reducing the typical number of variance requests or requirements relating to garage construction. Throughout that process, numerous residents have questioned the accessory structure rear and side yard setback of 15 feet in the R-100, R-100D, R-75, and R-75 districts. There have been few variance requests in the last 3-4 years, all of which related to this setback requirement. The building department and Village board members have mentioned the possibility of reducing the setback for accessory structures. Attached is the Summary of Area Requirements (Section 90-872) – the setback numbers in question have been highlighted for consideration. Should a change be entertained, the Plan Commission would move this item to public hearing.

Village Development Staff recommends that Section 90-872 Summary of Area Requirements be amended to have the R-100, R-100D, R-75 and R-75D accessory structure side yard and rear side setbacks reduced from 15 feet to 8 feet (to align with the primary structure minimum side yard setback) and that this be moved forward to the next available public hearing.

J. Hewitt motioned, J. Maier seconded motion to keep accessory structure setbacks as written in section 90-872. After discussion the Planning Commission chose to leave Section 90-872 as is. Motion carried unanimously.



## 10. Commissioner & Staff Reports

B. Sasse reported Pike River phase 7 bids came in April 21, 2015.

L. Martin stated that Ulta is moving into former Shoe Carnival. Dick's Sporting Goods is looking into moving into the former Sears location at Regency Mall. L. Martin also reported he attended the National Planning Conference in Seattle last week.

D. DeGroot announced the Grand Opening of Primrose is June 11<sup>th</sup>.

J. Hewitt questioned the status of the two houses ordered to be torn down. L. Martin stated that the building department has been unable to make contact with one owner.

## 11. Adjournment

D. DeGroot motioned, D. Driver seconded to adjourn at 2:05 p.m. Motion carried unanimously.

\*Next meeting is scheduled for **Wednesday, May 6, 2015 at 1:00 p.m.**

Cc: K. Wahlen      L. Martin      M. Pierce      M. Schmidt      L. Hannula  
B. Sasse      T. Beyer      D. McHugh