



COMMISSION MEMBERS PRESENT: D. Driver, J. Hewitt, R. Underhill, J. Kis & J. Maier

COMMISSION MEMBERS ABSENT: R. McCluskey

VILLAGE BOARD MEMBERS PRESENT: S. Havn, D. DeGroot

Staff: L. Martin & B. Sasse

1. Call to Order

The meeting was called to order at 1:02pm by D. Driver.

2. Public Comment

Trustee S. Havn – 1316 Meadow Ln – requested that setbacks for sheds/out buildings be added to the next agenda. S. Havn stated that it is a huge issue for building inspectors. S. Havn thanked everyone on the plan commission.

Trustee D. DeGroot- 4127 Pleasant Lane - gave appreciation to everyone on the plan commission for doing such a great job.

3. Approval of May 6, 2015 Meeting Minutes

J. Hewitt motioned, J. Kris seconded to approve the May 6, 2015 meeting minutes. Motion carried 4-0-1, with J. Maier abstaining.

4. Site Plan Amendment for Gleason Construction Debris Recycling located at 3123 S. Memorial Drive Tax Parcel # 151-03-23-29-049-000 | Gleason Applicant

In April 2014, the applicant was granted a conditional use for operation of a construction debris recycling facility for non-hazardous, non-asbestos, roofing, demo, and cleanup debris from construction and demolition sites. Since that time, the business has increased in volume and the applicant is now requesting the construction of a 50' x 100' building to store additional incoming materials for sorting and processing. The facility would be “connected” to the existing building on site via a conveyer sorting system. Building materials consist of concrete and vertical metal panels.

L. Martin has added a 7th condition noting that landscaping on-site should be restored. Bob Gleason – 4814 Sleepy wood Ct – stated he is taking steps to keep neighborhood clean by capturing construction debris and agreed to restore the landscaping.



J. Kis motioned, J. Hewitt seconded to approve the proposed expansion building site plan and elevations (*Site Plan and elevations by Katt Construction – dated 04.30.2015*) with the following conditions:

1. 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.
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.
3. 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.
4. All rooftop drainage and downspouts shall be connected to an underground storm water system or discharge into a swale or grassed area for conveyance. No sheet flow of rooftop drainage across pavement/gravel shall be allowed.
5. All utilities shall be constructed underground.
6. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
7. All on-site landscaping along the South Memorial Drive frontage shall be restored to its original approved condition prior to issuance of a building certificate of occupancy.

Motion carried unanimously.

5. Commissioner & Staff Reports - None

6. Adjournment

J. Kris motioned, J. Maier seconded to adjourn at 1:17 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, June 17, 2015 at 1:00 p.m.**

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