

1. Meeting called to order

President Dobbs called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane, Racine, WI.

2. Roll Call/Introductions

Members present: Joseph Minorik, Bill Folk, Nancy Pierce, Tim Just, Trustee Weatherston, and President Dobbs.

Absent: None.

Also present: Development Director Peter Wagner and Village Administrator Kathy Kasper.

3. Approval of Minutes

Motion by Pierce to approve the minutes from August 30, 2021. Seconded by Just. Motion carried unanimously.

4. Citizens' Comments

None.

5. Public Hearing Items

5A. CONDITIONAL USE - Review a request for a conditional use and building, site, and operations plan for the construction and utilization of a ±10,792 square-foot commercial retail building, Dollar General, located at 4949 Erie Street, submitted by Peter Oleszczuk, Applicant, Manveer & Chaman Real Estate Inc., Owner. (Parcel ID No. 104-04-23-28-002-000)

Motion to postpone this public hearing to the next Planning Commission meeting by Folk. Seconded by Just. Motion carried unanimously.

6. Non-Public Hearing Items

6A. BUILDING, SITE & OPERATION PLAN REVEIW – Review a building, site, and operations plan for the construction and utilization of a ±4,052 square-foot training facility located at 3710 7 Mile Road, submitted by Ryan Rudie, Applicant, Wisconsin Electric Power Company, Owner. (Parcel ID No. 104-04-23-06-008-000)

This is a 4052 square foot training facility. An existing shooting range and other training facility buildings are also located on this parcel. The location of the proposed building will be over 600 feet from the Lake Michigan edge and 200 feet from the top of the bluff. According to Wagner, all

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setback requirements have been met. Wagner presented the site plan to the Commission. The site plan does show a demolition project on the northeast corner of the site to negate impervious surface which will be added to this development. The applicant is doing this so that a stormwater management plan does not need to be submitted to accommodate for the impervious surface. The main exterior of the building will be constructed out of concrete masonry units. The roof will be asphalt shingles. Due to this type of facility, no windows are being proposed at this time. No additional parking is being proposed as there is already a parking lot on the parcel. No landscaping is being proposed because this location is located on a bluff and cannot be seen from the road. The only exterior lighting that is being proposed is located on the south and west side of the building. Staff does recommend approval of this proposed development.

Motion to approve by Trustee Weatherston. Seconded by Pierce. Motion carried unanimously.

7. Adjournment

Motion to adjourn by Trustee Weatherston. Seconded by Just. Motion carried unanimously.
Meeting adjourned at 6:07 pm.

Respectfully submitted,
Megan O'Brien
Deputy Village Clerk