

**1. Meeting called to order**

President Dobbs called the meeting to order at 6:00 p.m. at Village Hall, 5043 Chester Lane.

**2. Roll Call/Introductions**

**Members present:** Thomas Knitter, Trustee Weatherston, Nancy Pierce, President Dobbs, Scott Olley, Joseph Kiriaki, Tim Just.

Also Present: Development Director Peter Wagner, Anthony Bunkelman, P.E. and Engineer Ryan Schmidt, P.E.

**3. Approval of Minutes**

Approval of November 30, 2022, meeting minutes.

**Motion by Trustee Weatherston** to approve the minutes as presented.

**Seconded by Pierce.**

Motion carried unanimously.

**4. Citizens' Comments**

None

**5. New Business**

**A. BUILDING, SITE, AND OPERATIONS PLAN REVIEW - Review a building, site, and operation plan for the construction of a ±4,534 square-foot, multi-tenant, commercial building located at 601 4 Mile Road submitted by Henry Grady, Applicant, Xaio Hua Liu, Owner. (Parcel ID No. 104-04-23-28-026-000)**

Wagner read from his report submitted with the Plan Commission packet.

**5A. Commission Deliberation**

Trustee Weatherston asked about signage noting there was none shown at the road. Wagner explained wall signs will be installed for each tenant rather than installing a monument sign due to the site location and conditions.

Pierce asked about driveway access to the parcel. Wagner said the entrance will be at the south end of the parcel on Erie St. No access will be allowed off 4 Mile Road, which is under the jurisdiction of Racine County.

**Motion by Trustee Weatherston** That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±4,534 square-foot, multi-tenant, commercial building located at 601 4 Mile Road be approved with conditions outlined in Exhibit A for the following reason:

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1. The proposed commercial development is allowed by underlying zoning and through the building, site, and operation plan review process.

**Seconded by Pierce**

**Motion carried unanimously.**

**6. - Adjournment**

Motion to adjourn by Trustee Weatherston.

**Seconded by Knitter. Motion carried unanimously.**

Meeting adjourned at 6:10 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician