

**1. Meeting called to order**

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

**2. Roll Call/Introductions**

Members present: Thomas Knitter, Ron Bocciardi, Trustee Pierce, President Weatherston, Joseph Kiriaki.

Absent: Amy Mai (excused), Michael J. Moore.

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

**3. Approval of Minutes**

Approval of May 22, 2023, meeting minutes.

**Motion by Knitter** to approve the minutes as presented.

**Seconded by Kiriaki.**

**Motion carried unanimously.**

**4. Citizens' Comments**

None.

**5. Public Hearings and Possible Action on Items set for Public Hearing**

**A. TEXT AMENDMENT** – Review a proposed text amendment that will repeal and recreate Sections 16-11-6(a)(1) and 16-11-6(a)(2) related to temporary sign permitting regulating the number of temporary signs, the number of days temporary signs can be displayed, and the number of temporary sign permits that can be issued in a calendar year.

President Weatherston opened the Public Hearing at 6:02.

Wagner explained the reason for the request and the proposed changes, citing his report submitted with the Plan Commission packet.

Weatherston asked three times if there was anyone who wished to speak in favor of the proposal.

None.

Weatherston asked three times if there was anyone who wished to speak against the proposal.

Michelle Struck of Struck Design, 5757 Douglas Ave., asked questions about the details of the proposed code.

Wagner further explained the proposed code and its intent.

Weatherston closed the Public Hearing at 6:10.

**5A. Commission Deliberation**

President Weatherston asked about the process for the text amendment.

Wagner explained the process.

**Motion by Kiriaki** that the Plan Commission recommends to the Village Board that Section 16-1-6(a)(1) and Section 16-1-6(a)(2) of the Municipal Code be amended related to temporary sign permitted as presented.

**Seconded by Bocciardi.**

**Motion carried unanimously.**

**6. New Business**

**A. BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a 12'1"x 18'10" open-air shelter for customer use for the existing commercial business located at 2825 4 ½ Mile Road submitted by Sheri Manka, Applicant, JMS Investments LLC, Owner. (Parcel ID No. 104-04-23-20-077-000)

Wagner explained the details of the request and Village requirements that would be imposed upon the project.

**6A. Commission Deliberation**

**Motion by Trustee Pierce** that the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±240 square-foot open-air shelter in the central part of the property located at 2825 4 ½ Mile Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing use of the property.

**Seconded by Kiriaki.**

**Motion carried unanimously.**

**B. BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a ±344,131 square-foot institutional facility for the operation of a youth development and care facility for the property located directly east of 2525 3 Mile Road submitted by Michael Landsdorf, Applicant, Racine County, Owner. (Parcel ID No. 104-04-23-32-001-020)

Wagner spoke about highlights of his report submitted with the Plan Commission packet and presented onscreen a digital rendering of the facility site.

**6B. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends to the Village Board that the building, site, and operation plan for the construction and utilization of a ±70,131 square-foot institutional facility for the operation of a youth development and care facility for the property located at 2300 3 Mile Road be approved for the following reasons:

1. The proposed development is allowed by underlying zoning through the site, building, and operations plan review process.
2. The proposed development complies with the approved conditional use permit for the property.

**Seconded by Knitter.**

**Motion carried unanimously.**

**C. FINAL PLAT REVIEW** – Review a final subdivision plat for the proposed Glen at Waters Edge Subdivision creating 30 single-family residential lots submitted by John Whalen, Applicant, Cornerstone Inc., Owner. (Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-015-010, 104-04-23-21-016-000, & 104-04-23-21-021-000)

Schmidt discussed the history of the creation of the plat.

**6C. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends to the Village Board that the Final Plat for the proposed Glen at Waters Edge Subdivision be approved with the 13 conditions listed in Schmidt's Memo of June 22, 2023

**Seconded by Pierce.**

**Motion carried unanimously.**

**7. - Adjournment**

Meeting adjourned at 6:30 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician