

1. **Meeting called to order**

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

2. **Roll Call/Introductions**

PRESENT: 7 – Joe Kiriaki, Michael Moore, Ami May, Ron Bocciardi, Trustee Nancy Pierce, Tom Knitter, and President Tom Weatherston.

ABSENT: 0

STAFF: Development Director Peter Wagner, Planner/Zoning Administrator Todd Roehl, Director of Public Services Tony Bunkelman, and Village Clerk Jennifer Olsen.

3. **Approval of Minutes January 29, 2024**

Motion by Pierce to approve the corrected minutes from January 29, 2024. Seconded by Kiriaki. Motion carried unanimously.

4. **Public Comment**

The following people appeared to speak before the commission:
None

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

A. CONDITIONAL USE REVIEW – Review a request for a conditional use to construct and operate a twenty-five-acre private solar generation utility facility for the property located 11049 Adams Road submitted by Peter Murphy, Applicant, Cooper Power Systems Inc., Owner. (Parcel ID No. 104-04-22-29-029-010).

Applicant Peter Murphy presented on the item. He answered questions from the commission clarifying that they will be responsible for weed control and that WE Energies will be the long-time owners of the project, and responsible for decommissioning.

Public Hearing opened at 6:26PM

President Weatherston asked three times if anyone wanted to speak in favor of this proposal.

In Favor:

None

President Weatherston asked three times if anyone wanted to speak against this proposal.

Against:

None

Public Hearing closed at 6:27PM

Motion by Kiriaki to recommend approval to the Village Board that a conditional use allowing the operation of a 25-acre, solar, private utility with conditions outlined in Exhibit A, located at 11049 Adams Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use is consistent with the 2035 Land Use Plan designating manufacturing use for the parcel.

Seconded by Pierce.

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 twenty-five-acre private solar utility located at 11049 Adams Road submitted by Peter Murphy, Applicant, Cooper Power Inc., Owner. (Parcel ID No. 104-04-22-29-029-010).

Motion by Kiriaki to recommend approval to the Village Board that the building, site, and operation plan for the constructions of a ±25-acre solar power generation facility located at 11049 Adams Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.
2. The proposed use complies with the approved conditional use conditions and restrictions for a private, solar generation utility.

Seconded by Knitter.

Motion carried unanimously.

B. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a proposed building, site, and operations plan for the construction of a ±191 square-foot gazebo located at 3920 N. Green Bay Road submitted by Mirsad Aslani, Applicant, St. Monica Senior Citizen, Owner. (Parcel ID No. 104-04-23-31-020-000).

Staff presented a summary of the report submitted with the Plan Commission packet.

Motion by Pierce to recommend approval to the Village Board that the building, site, and operational plan for the construction of a ±191 square-foot gazebo located at 3920 N. Green Bay 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 compatible with the existing use of the property.

Seconded by Knitter.

Motion carried unanimously.

C. BUILDING, SITE, AND OPERATION PLAN REVIEW - Review a building, site, and operation plan for the relocation of two cabins and the construction of two new cabins on site located at 8425 STH 38 submitted by Scott Bender, Applicant, Bear Country Holdings LLC, Owner. (Parcel ID No. 104-04-22-04-017-000).

Staff presented a summary of the report submitted with the Plan Commission packet.

Motion by Bocciardi to recommend to the Village Board that the building, site, and operational plan for the construction of two new cabins and the relocation of two cabins on the site located at 8425 STH 38 be approved with conditions outlined in Exhibit A 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 recreational uses on the property.

Seconded by Kiriaki.

Motion carried unanimously.

D. TEMPORARY USE REVIEW – Consider a request to utilize a 20’ x 20’ canopy tent and 8’ x 20’ cargo container for the sale of fireworks from June 7, 2024, through July 7, 2024 located at 7952 USH 41 submitted by Jacob Zamora, Applicant; Kidangayil, Inc., Owner (Parcel ID No. 104-04-22-07-076-000).

Staff presented a summary of the report submitted with the Plan Commission packet.

Motion by Kiriaki to recommend that the Village Board approve a temporary use with conditions listed in Exhibit A, for fireworks sales in a 20’ x 20’ canopy tent and the storage of fireworks in an 8’ x 20’ shipping container located on the property, as illustrated on the submitted site plan, at 7952 USH 41 for the following reasons:

1. The temporary use is allowed by underlying zoning.
2. The proposed temporary use is absent of detriment to the uses in the zoning district.
3. Based on review of Village records for temporary uses regarding sales of fireworks, this use has been conducted without complaints at various sites in the Village of Caledonia.

Seconded by Moore.

Motion carried unanimously.

E. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of a ±1,000 square-foot addition to the existing commercial building located at 13600 7 Mile Road submitted by Nathan Remitz, Applicant, Rahul Singh, Owner. (Parcel ID No. 104-04-22-06-069-000).

Planning Commission Meeting
Monday, February 26, 2024

Staff presented a summary of the report submitted with the Plan Commission packet.

Motion by Bocciardi to recommend that the Village Board that the Building, Site, and Operational Plan for the construction of a ±1,000 square-foot addition to the existing commercial building located at 13600 7 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 & complies with the approved conditional use conditions and restrictions for a gas station with convenience store and drive through.

Seconded by Pierce.

Motion carried unanimously.

7. Adjournment

Meeting adjourned at 6:43PM

Respectfully submitted,

Jennifer Olsen
Village Clerk