

Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, May 9, 2013

Regular Meeting

Members present: Tim Hastings, Bernetta Hutchinson, Steve Jansen, Gary Johnson, Mark Soine. **Absent:** Daryl Lynaugh. **Also attending:** Mary Cole, Village Administrator.

Meeting called to order by Steve Jansen at 6:04 p.m.

- **Public Hearing**

- **Discussion and Consideration of the proposed Conditional Use Permit for Will's RV at 10500 Durand Avenue to allow for the installation and use of a 1,000 gallon propane tank**

Public Hearing opened at 6:05 p.m.

- **Public Comments**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Steve Jansen to accept the minutes from the Regular Meeting of the Planning Commission from April 11, 2013. No questions or comments. All ayes. Motion carried.

- **Will's RV – 10500 Durand Avenue**

- **Conditional Use Permit to Allow for the Installation and Use of a 1,000 Gallon Propane Tank - Conceptual/ Preliminary, Possible Final Approval**

AmeriGas Propane Company proposes the installation of one 1,000 gallon above ground LP storage tank and one LP dispenser at Will's RV with the physical location of the tank and dispenser to be approximately 60 feet north of the Highway 11 curb and 60 feet west of the existing storage building. The tank and dispenser will be placed on a concrete slab and the entire unit will be surrounded by vehicle crash protection. The main purpose is to provide propane for Will's RV customers. It was noted that this is the same proposal that was approved over a year ago.

Terms and Conditions for Conditional Use were acknowledged by the AmeriGas representative. The only change was a revision to the date in Section 2a.

Motion Bernetta Hutchinson, Second Gary Johnson to grant approval for the installation and use of a 1000 gallon propane tank for Will's RV at 10500 Durand Avenue per the terms and conditions of conditional use. All ayes. Motion carried.

- **Quality Auto & Truck, LLC – 2907 Wisconsin Avenue**

- **Conditional Use Permit to Allow for a Structural Change to the Roof - Conceptual/ Preliminary, Possible Final Approval**

Quality Auto and Truck elected to not appear before the Commission as they have decided not to pursue a structural change to their roof as originally planned.

- **Cree Lighting – 9201 Washington Avenue**

- **Parking Lot Addition - Conceptual/ Preliminary, Possible Final Approval**

Cree Lighting proposes a site improvement project with a parking lot expansion in the area on the east side of the building. The new lot will have 153 parking slots to provide for off-street parking for the employees and will have landscaping to provide screening for the lot and existing loading docks. The existing concrete pads from the loading docks will remain in place rather than being removed.

Cree has been before the DRC and it has been noted that the proposed 9x18 ft. slots are not to the standard 9x20 slots currently called for in addition to having some tight turning radii within the lot. However, it is a private lot for a manufacturing business with limited entry and egress in the course of a day, so a waiver for the shorter stalls is appropriate. In addition, it was decided that a side walk would not be necessary given the situation where a walk does not currently exist. Lastly, the plan does not call for a vertical curb face to be installed, however this could be reevaluated if 92nd Street is redone.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval to Cree Lighting at 9201 Washington Avenue for their east parking lot expansion project with contingencies to be dealt with at the staff level. All ayes. Motion carried.

- **Public Hearing**

The allotted time has passed and no comments were submitted. Motion Gary Johnson, Second Bernetta Hutchinson to close the Public Hearing. All ayes. Motion carried. Public Hearing closed at 6:22 p.m.

- **Sturtevant Sportsplex – 10116 Stellar Avenue**

- **Amendment to the Conditional Use Permit for Additional Parking - Conceptual/ Preliminary, Possible Final Approval**

No representative showed so item will be held over to next month. The Plan Commission was given some of the background leading up to the parking issue while discussing the proposals for large venues at the Sportsplex. The Commission asked the Village Administrator to have the owner attend next month's meeting for further discussions.

- **Discussion of the Zoning Ordinance Update**

The finished product is being reviewed – corrections and adjustments are being discussed.

- **Future Meetings / Referrals from the Village Board**

La Lluvia Restaurant has applied for a liquor license from the Village.

Adjournment – Motion Steve Jansen, Second Gary Johnson to adjourn. All ayes. Motion carried. Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Mark Soine

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Secretary - Planning Commission