

Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, February 14, 2013

Regular Meeting

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

Meeting called to order by Steve Jansen at 6:00 p.m.

- **Public Comments**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Bernetta Hutchinson, Second Gary Johnson to accept the minutes from the Regular Meeting of the Planning Commission on January 10, 2013. No questions or comments. All ayes. Motion carried.

- **Wheaton Franciscan Healthcare-10340 Washington Avenue**
 - Sign Permit- Preliminary / Conceptual, Possible Final Approval**
 - Special Exemption for Direction and Information Signage**

Wheaton Franciscan Healthcare is looking to install two directional signs for their property located at 10340 Washington Avenue. The signage would measure approximately 8 feet tall by 5 feet wide. The directional portion of the sign measures 3 feet, 3 inches tall by 5 feet wide. The current Ordinance limits directional signage to 2 square feet, however, section 19.21 of the Municipal Code allows the Planning Commission the ability to grant a special exception to the provisions of the Ordinance.

Motion Bernetta Hutchinson, Second Daryl Lynaugh, to grant a special exception, per the criteria listed in Ordinance 19.21, to allow for the directional signs to be larger than 2 square feet, and to grant preliminary / conceptual approval, and final approval to Wheaton Franciscan Healthcare at 10340 Washington Avenue for the installation of directional signs at per the proposed plans contingent on receiving approval from the Renaissance Review Board.

ROLL CALL: Lynaugh aye, Hutchinson aye, Hastings aye, Ramig aye, G. Johnson aye, and Jansen aye. Motion carried 6-0 vote.

- **RUUD Lighting-9301 Washington Avenue**
 - Conditional Use Permit to Operate an Area for Office Space - Preliminary / Conceptual, Possible Final Approval**

Ted Sokoly, Executive Vice President of CREE and Jim Cairns of Bukacek Construction attended the meeting on behalf of CREE. CREE has purchased the property at 9301 Washington Avenue and would like utilize the facility for additional office space. CREE has been adding approximately fifteen production employees per week. At this time there is an immediate need for additional office space. The building provides room and parking for 40 people. The hours of operation would be on Monday through Friday from 7:00 AM to 7:00 PM.

Motion Daryl Lynaugh, Second Bernetta Hutchinson, to grant conditional use to RUUD Lighting to operate an area for office space at 9301 Washington Avenue based on the Terms and Conditions for Conditional Use as provided.

ROLL CALL: Hastings aye, Lynaugh aye, G. Johnson aye, Ramig aye, Hutchinson aye, and Jansen aye. Motion carried 6-0 vote. Motion Carried.

- **Grapes 2 Glass-10351 Washington Avenue-Suite A**

- Conditional Use Permit to Operate a Restaurant and Wine Boutique- Preliminary / Conceptual, Possible Final Approval

Grapes 2 Glass is currently located in Suite B of 10351 Washington Avenue, but would like to move to the west side of the building to Suite A in order to expand her business. Grapes 2 Glass would like to serve food and wine. Grapes 2 Glass will continue to have a retail area for wine, beer, and wine gifts. Grapes 2 Glass will have approximately 6-10 employees. The hours of operation will be Mondays from 12 PM to 10 PM, Tuesday through Thursday from 11 AM to 10 PM, Friday s and Saturdays from 11 AM to 12 AM. Grapes 2 Glass has applied for a “Class C” license to serve wine and is awaiting approval from the Village Board.

Motion Gary Johnson, Second Daryl Lynaugh, to grant conditional use to Grapes 2 Glass to operate a restaurant and wine boutique at 10351 Washington Avenue, Suite A based on the Terms and Conditions for Conditional Use as provided.

ROLL CALL: Ramig aye, Hastings aye, G. Johnson aye, Lynaugh aye, Hutchinson aye, Jansen aye. Motion carried 6-0 vote. Motion Carried.

- **All One Self Storage – 1850 Wisconsin Street:**
 - **New Construction of Several Storage Buildings – Preliminary Approval**
 - **Conditional Use Permit to Operate a Storage Facility – Preliminary Approval**

All One Self Storage presented an updated building plan for storage buildings and outside storage at 1850 Wisconsin Street.

First, a rough draft of terms and conditions for the Conditional Use Permit were reviewed by the Planning Commission and representatives from All One Storage. Discussion of the draft took place.

Secondly, there was discussion regarding the phasing of the project. The project would be divided into three phases. The developer would like to develop the phases as there is demand for them. The developer would like Phase I to be the eastside of the property. The developer would like the initial construction to include two buildings. One of the buildings would be a climate controlled storage building. This building would be located on the eastside of the property, and a large RV canopy storage located in the middle of the property. This would leave a gap in the middle of Phase I. Some of Planning Commission members recommended for the Phase I to start in the middle of the property to avoid to gap in the middle of Phase I.

Motion Bernetta Hutchinson to grant preliminary approval to All One Self Storage for the proposed plan of new storage buildings at 1850 Wisconsin Street. Seconded by Ramig.

ROLL CALL: Hutchinson aye, Hastings aye, Lynaugh aye, G. Johnson abstain, Ramig aye, and Jansen aye. Motion carried 5-0 vote.

Discussion of the Zoning Ordinance Update

The Zoning Ordinance Review Committee has completed the process of re-writing the Zoning Code. A draft will be written by Attorney Chris Geary. Once the draft is done, the Zoning Ordinance Committee will reconvene to review the changes.

Gary Johnson requested that language address wind turbines be included in the revision.

- **Future Meetings / Referrals from the Village Board**
None.

Adjournment – Motion Gary Johnson, Second Daryl Lynaugh to adjourn. All ayes. Motion carried. Meeting adjourned at 7:35 p.m.

Respectfully submitted,
Mary Cole
Village Clerk