

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, August 12, 2010

Regular Meeting

Members present: Steve Jansen, Bernetta Hutchinson, Gary Johnson, Tim Hastings, Mark Soine. Absent: Mike Ramig.
Also attending: Village Administrator Mark Janiuk.

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

- **Public Comment**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Bernetta Hutchinson to accept the minutes from the Regular Meeting of the Planning Commission on June 10, 2010. All ayes. Motion carried.

- **KP! Toffee LLC – 9602 Durand Avenue: Conditional Use Permit to Manufacture Toffee and Operate a Toffee Shop - Conceptual/Preliminary/Possible Final Approval**

KP! Toffee is looking to lease approximately 1,400 sq.ft. of space at 9602 Durand Avenue to manufacture toffee and distribute the product to the current and growing list of customers. No retail sales are planned for this location at this time. The owner is the only person working the business, but some part-time employees are to be added in the near future. Owner Karen Peltier has been before the DRC and there are no issues to date. For signage, owner indicated there may only be a small sign on the entrance door, if any sign at all.

Review of the Terms and Conditions resulted in several changes as presented. Hours of operation will be changed from 6:00 am to 10:00 pm as agreed. A third item will be added to Condition (f) – Landlord shall provide for striping in the parking spaces adjacent to the building (as shown in site map submitted by landlord). Village Engineer Tim Hastings will talk with landlord about handicap parking requirements. In regard to Condition (m), it was noted by Mrs. Peltier that the lease will be worded such that the landlord is responsible for the REC charges, if there are any.

Motion Bernetta Hutchinson, Second Gary Johnson to grant approval to KP! Toffee LLC to operate a toffee making business at 9602 Durand Avenue contingent on the terms and conditions of conditional use as provided. All ayes. Motion carried.

- **Autowerks of Sturtevant – 1300 90th Street: Change of Ownership - Conceptual/Preliminary/Possible Final Approval; Conditional Use Permit to Operate a Used Car Sales Lot - Conceptual/Preliminary/Possible Final Approval**

Werner Kant is seeking approval to operate a used car dealership out of the Educator's Credit Union facility on Hwy 20. The Credit Union will be divesting itself of its car business and will be leasing approximately 6,000 sq.ft. of existing facility and lot space to Autowerks for Mr. Kant's dealership business. The two businesses will be separate and each will have segregated operations within the building. Autowerks will seek to provide quality used cars purchasing services to members of the credit union as well as the general public.

Mr. Kant has been before the DRC and it was determined there were no issues with the request as Autowerks will operate in a manner similar to the previous Credit Union business. Terms and conditions were reviewed. Mr. Kant agreed with all the conditions listed but requested that he be able to change the name to Autowerks Preowned Auto Sales, which the PC agreed to. He presented a plan for the sign which will be similar to and in the same location as the sign that was previously approved. It is noted that he will need to pay the sign fee prior to installation.

Motion Bernetta Hutchinson, Second Gary Johnson to grant approval to Autowerks Preowned Auto Sales at 1300 90th Street for change of ownership, operation of a used car sales lot and sign as proposed contingent on the terms and conditions of conditional use as provided. All ayes. Motion carried.

- **Certified Survey Map-Sisson Property – 10017 Durand Avenue**

The Village purchased land from the Sisson family for the development of a large retention pond which would allow for proper drainage of the properties to the north and west and alleviate the flooding problems to the south and east. A Certified Survey Map of the parcel has been finalized and was presented for Plan Commission approval prior to going to the Board.

Motion Gary Johnson, Second Bernetta Hutchinson to approve the CSM for the Sisson property as presented. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

No discussions required. Mark Janiuk noted the sign ordinance is currently a work in progress. He also indicated that things have been very quiet in general, probably due to the state of the economy.

Adjournment – Motion Bernetta Hutchinson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Mark Soine

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Secretary of the Planning Commission