

Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, January 8, 2009

Regular Meeting

Members present: Steve Jansen, Bernetta Hutchinson, Gary Johnson, Fred Kobylinski, Mark Soine. **Absent:** Tim Hastings, Mark Ramig. **Also attending:** Mark Janiuk.

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

- **Acceptance of Prior Meeting Minutes**

Motion Bernetta Hutchinson, Second Gary Johnson to accept the minutes from the Regular Meeting of the Planning Commission on October 9, 2009, the Special Meeting of the Planning Commission on October 16, 2009, and the Special Meeting of the Planning Commission held jointly with the Village Board on December 2, 2009. All ayes. Motion carried.

- **Public Comments**

No public comments.

- **Sturtevant Mobil – 8920 Durand Avenue: Change of Ownership for Gas Station – Conceptual / Preliminary, Possible Final Approval**

No representative showed and no one has been before the DRC for this. There are several items that need to be discussed prior to PC approval. It was decided to hold over until the next meeting.

- **John Alan Lighting – 10181 Washington Avenue, Suite 100: Conditional Use Permit to Operate a Lighting Store in Part of the Floortech Interiors - Conceptual/Preliminary, Possible Final Approval**

Mr. John Holding's intention is to open a small residential lighting showroom located within the Floortech building on Highway 20. The showroom will be approximately 4000 sq.ft. with inventory storage of about 500 sq.ft. The showroom will also display home décor items such as artwork, mirrors, lamps, etc. for retail sale. It will be staffed by two employees during open hours. Signage will be similar to the current Floortech signage and will be placed on the northwest face of the building. One restroom will be required. There is a possibility that a walk through will be placed between the showroom and the space occupied by Floortech for ease of access to both businesses by customers. A list of terms and conditions for conditional use has been supplied to and reviewed by Mr. Holding. He indicated he has no issues with them. As this is a tenant move into an existing space, final approval could be granted at this time.

Motion Gary Johnson, Second Bernetta Hutchinson to grant final approval and conditional use to John Alan Lighting at 10181 Washington Avenue for residential lighting showroom contingent on the terms and conditions for conditional use. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Sturtevant Comprehensive Planning Map – The map that was approved during the Special Joint Meeting on Dec. 2 can be seen on the Racine County website.

Adjournment – Motion Gary Johnson, Second Steve Jensen to adjourn. All ayes. Motion carried. Meeting adjourned at 6:24 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission

Revised 1/13/08