

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
Thursday, September 9, 2010

**Regular Meeting**

**Members present:** Steve Jansen, Bernetta Hutchinson, Tim Hastings, Mike Ramig, Mark Soine. Absent: Gary Johnson.  
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 Bernetta Hutchinson, Second Mike Ramig to accept the minutes from the Regular Meeting of the Planning Commission on August 12, 2010. All ayes. Motion carried.

- **Dogs & Cream – 10351 Washington Avenue, Suite H: Conditional Use Permit to Operate a Fast Food Restaurant - Conceptual/Preliminary/Possible Final Approval**

Dogs & Cream is looking to operate a fast casual restaurant that serves over 12 different varieties of premium style hot dog recipes as the main entrées on the menu along with real fruit shakes. Hours of operation will be 10 a.m. to 10 p.m. 7 days a week -may explore the opportunity of staying open as late as 1 a.m. They are looking to staff 6 employees and 2 managers initially. They will use a shared dumpster for regular trash and use Sanimax as a recycled shortening collector to dispose of their shortening. They will be placing a sign on the back of the building facing the movie theatre in addition to the sign in front facing Washington Avenue. They have been before the DRC and have been provided the terms and conditions for conditional use.

Motion Bernetta Hutchinson, Second Mike Ramig to grant approval to Dogs & Cream to operate a fast food restaurant at 10351 Washington Avenue, Suite H contingent on the terms and conditions for conditional use as provided. All ayes. Motion carried.

- **Goodwill Commercial Services – 1630 Enterprise Drive: Conditional Use Permit to Operate a Light Assembly and Packaging Operation - Conceptual/Preliminary/Possible Final Approval**

Goodwill Commercial Services provides light assembly, packaging, rework and inspection services, as well as complete supply chain and inventory management. They partner with corporations from product conception to national launch and distribution, with complete confidentiality and intellectual property security. Major business partners are SC Johnson, Rust-Oleum, Briggs & Stratton, the US Navy and Froedtert Hospital. The number of employees runs 200-250 with up to 300 people during the peak season running November through February. The operation generally runs three shifts, 7 days a week.

They have been before the DRC and have been provided a list of terms and conditions for conditional use. It has been noted that this is not a drop-off site, but this is addressed in Item D in the terms and conditions. There will be no outside dumpsters as all trash will be handled inside. All parking areas are to be paved and striped. Goodwill indicated that the landlord is going to perform some needed reconstruction of the parking areas prior to providing striping.

Motion Bernetta Hutchinson, Second Steve Jansen to grant approval for conditional use to Goodwill Commercial Services to operate a light assembly and packaging at 1630 Enterprise Drive contingent on the terms and conditions of conditional use as provided. All ayes. Motion carried.

- **No Bull Auto Repair – 9725/9731 Durand Avenue:  
New Construction of a Used Car Sales Lot and Auto Repair Shop – Final Approval  
Conditional Use Permit to Operate a Used Car Sales Lot and Auto Repair Shop – Final Approval**

Kevin Cantwell came before the PC for final approval of his plans for an auto repair shop and used car lot on Durand Avenue. He has been working with the DRC on the final plans on issues such as traffic considerations and landscaping/screening. The main issue discussed was the request for a used car sales lot in addition to the auto repair business. It was noted that the Plan Commission was not in favor of allowing additional auto sales in the Village, feeling that Sturtevant had reached a saturation point with this type of business. A list of terms and conditions for conditional use has been provided and Item D in the terms and conditions specifically prohibits the sale of vehicles on the site. This was discussed in some detail during the meeting. It was noted that the auto sales request was disallowed at the May meeting when conceptual and preliminary approval was given for the proposed plans.

Traffic flow was reviewed to ensure there would be no problems once the business is up and running. The D.O.T. preferred right in/right out at Durand Avenue, but that was determined as not practical. It was noted there will be an egress available at the rear of the parcel, identified as an exit only.

A letter from Crispell-Snyder for the plan review of No Bull Auto Repair was also provided. The letter requested additional information for and revisions to the plans which should be resubmitted.

Motion Bernetta Hutchinson, Second Mike Ramig, to grant approval to No Bull Auto Repair for the construction of an auto repair shop and to operate an auto repair business on the combined parcels of 9725/9731 Durand Avenue contingent on the terms and conditions for conditional use as provided and contingent on providing for the items as described in the plan review letter from Crispell-Snyder dated Sept. 9, 2010. All ayes. Motion carried.

- **Safe T Stor – 3100 98<sup>th</sup> Street: To Amend Conditional Use Permit to Allow Outdoor Storage -  
Conceptual/Preliminary/Possible Final Approval**

Bob Hugasian is before the PC requesting an amendment to his conditional use so he can temporarily park a number of vehicles on his storage facility property. The vehicles are from quantity buys for his auto sales business on Durand Avenue. The area in front of his storage buildings would act as a staging area for the cars until they get processed for sale. He has yet to meet with the DRC so it was recommended that the issue be held over until the next PC meeting so details of his plan such as specific location and maximum number of vehicles can be discussed in full.

- **Acquisition of Rights-of-Way and Easements for the Southwest Area Sanitary Sewer Extension Project**

In previous meetings, Village plans were presented for the properties west of the tracks and east of West Road. Those plans included the development of a large retention pond and a sanitary sewer layout extending from 90<sup>th</sup> Street which would aid in the development of the properties. The Village now needs to act on acquiring the rights-of-way and easements for the construction of the proposed sewer line.

Motion Bernetta Hutchinson, Second Mark Soine to approve and authorize the Village to acquire the rights-of-way and easements for the Southwest Area Sanitary Sewer Extension Project. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**  
No discussions required.

**Adjournment** – Motion Bernetta Hutchinson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 7:26 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission