

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
Thursday, December 8, 2011

**Regular Meeting**

**Members present:** Tim Hastings, Steve Jansen, Mike Ramig, Mark Soine. Absent: Bernetta Hutchinson, 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 Mike Ramig, Second Tim Hastings to accept the minutes from the Regular Meeting of the Planning Commission on November 10, 2011. All ayes. Motion carried.

- **Mugs Pizza & Ribs – 8020 Durand Avenue: Conditional Use Permit to Operate a Restaurant - Conceptual, Preliminary, Possible Final Approval**

No representative present. DRC has attempted to contact applicant on a numerous times without success. It was decided to pull this item off the agenda until further notice.

- **The Mattress Shop, LLC – 9950 Durand Avenue: Conditional Use Permit to Operate a Retail Mattress Store – Conceptual / Preliminary, Possible Final Approval**

Owner Thomas Schoeppe has indicated he would like to consolidate his Racine retail store and his warehouse on KR into one building at 9950 Durand. He has been before the DRC and no issues have been identified – the business meets zoning and parking is adequate. There will be a sign change but no physical changes to the building are required. Mr. Schoeppe has reviewed the Terms and Conditions for Conditional Use.

Motion Mark Soine, Second Mike Ramig to approve the conditional use permit for The Mattress Shop, LLC to operate a retail mattress store at 9950 Durand Avenue contingent on the Terms and Conditions for Conditional Use. All ayes. Motion carried.

- **BRP, Inc. – 10101 Science Drive: Building Addition – Conceptual / Preliminary, Possible Final Approval**

BRP is considering a building addition at their location for the durability and development testing of boat motors on site. An initial set of plans was reviewed by the DRC with no issues except for a potential noise problem. Pete Schneider from Groth Design Group presented a second building addition option being considered by BRP, a scaled down version of the first plans. BRP is still to make a decision on which option to go with. Pertaining to noise, BRP currently tests motors inside the current structure, but there is a lot of buffer from the test area to the outside. For the new addition, acceptable noise levels will need to be determined prior to final approval.

Motion Mike Ramig, Second Tim Hastings to grant conceptual and preliminary approvals for BRP's building addition at 10101 Science Drive. All ayes. Motion carried.

- **Bella Landscaping – 9950 Durand Avenue: Conditional Use Permit to Operate a Lawn Care and Landscaping Business - Conceptual / Preliminary, Possible Final Approval**

This agenda item is cancelled. See next Bella Landscaping agenda item for a different property.

- **Bella Landscaping – 10050 Durand Avenue: Conditional Use Permit to Operate a Lawn Care and Landscaping Business - Conceptual / Preliminary, Possible Final Approval**

Bella Landscaping has provided a letter of intent in regard to operating a lawn care and landscaping business out of 10050 Durand Avenue. Their business is almost 100% commercial lawn maintenance and snow and ice control. Whereas 90% of the time their materials are delivered directly to the job site, there is some retail on the property. With the substantial size of the property, they are seeking to increase their retail landscaping supply business. Per the lease agreement, they are to maintain the entire property with regard to mowing, fencing and building appearance.

They will only occupy the main building in front in addition to the long storage building to the east of the main building. They would like to use the long storage building for selling plants, mulch and stone. This would be considered outside sales so they've asked if Item D on in the Terms and Conditions for Conditional Use could be removed. This did not appear to be an issue with the Plan Commission members.

Per the DRC, the business meets zoning and proposed hours are reasonable. Due to the size of the site, more details are required for review in regard to parking, traffic, product placement and the potential railroad spur mentioned in their letter of intent.

Motion Steve Jansen, Second Mike Ramig to grant conditional use to Bella Landscaping to operate a lawn care and landscaping business at 10050 Durand Avenue subject to the review and approval of the final details by the DRC and contingent on the terms and conditions for conditional use. All ayes. Motion carried.

- **Discussion of the Zoning Ordinance Update**

Progress is ongoing. Plan Commission action will be required in the near future.

- **Future Meetings**

No comments.

**Adjournment** – Motion Mark Soine, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 6:30 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission