

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
Thursday, January 7, 2007

**Regular Meeting**

**Members present:** Steve Jansen, Kristine Beck, Tim Hastings, Gary Johnson, Fred Kobylinski, George Loumos, Mark Soine. Also attending: Mark Janiuk.

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

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second George Loumos to accept the minutes from the Regular Meeting of the Planning Commission on December 14, 2006. All ayes. Motion carried.

- **Charlie's Autos, Inc. – 2920 Wisconsin Street; Conditional Use Permit**

Mr. Charles Squire requested, via representative Mr. Bill Beck, a conditional use permit for a used car lot with a maximum of ten vehicles of inventory to be located on the property at any one time. The property is also the location of Lil Scotts Custom motorcycle shop. The intent is to obtain both retail and wholesale auto licenses from the State to purchase autos per customer orders at the retail level and to trade vehicles between various auctions at the wholesale level to take advantage of price variations between different locations on various models. Most of the vehicles will be high end models.

An aerial view of the lot in question was given to the PC members. There is approximately 100 feet from the road right of way to the rear building to set vehicles, allowing enough room for the ten vehicles as requested. It was also indicated that there would be up to four vehicles stored inside a building, so total inventory being requested was unclear. There was also a question of whether any cars would actually be for sale to the general public on site if the cars were purchased for custom orders. Mr. Beck also indicated that there would be no car repairs on site, however the State requires an office and a bay to sell cars so it was unclear whether the conditional uses should include car repairs. It was decided to hold over this item until next month so some of the issues could be addressed. No action taken.

- **MLG/JLP Commercial; Certified Survey Map**

A CSM to further divide Lot 2, CSM #2826 at the northwest corner of HWY 20 and Renaissance Blvd was submitted for approval. The CSM results in a 1.64 acre Lot 3 and a 1.24 acre Lot 4 for business considerations. There were no issues with the division as proposed and no changes required.

Motion Gary Johnson, Second George Loumos to approve the CSM for the redivision of Lot 2, CSM #2826 from MLG/JLP Commercial as proposed. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Special Board Meeting – There will be a special Board meeting with the CDA and the Plan Commission on January 30, 2007 where information on the TID district will be presented. The meeting will include discussion of long range plans on how the TID should be managed in a way that best fits Village goals.

Mark Gleason; 9508 Michigan Avenue – Concerning the paving issue, the Village has won at the Circuit Court level. The issue is now before the Court of Appeals.

Lydia Group Home; Hwy 11 – Based on the latest meeting with the Village, the owner seems receptive to developments other than cold storage on this property.

Liquor licenses – Mark Janiuk noted that municipalities have a limited number of liquor licenses to issue to businesses and that Sturtevant still has several available. Because of the limited number, the Village should consider tying issuance of the remaining licenses to economic development within the Village, i.e. restaurant development, by establishing some criteria for doling them out.

**Adjournment** – Motion Gary Johnson, Second Kristine Beck to adjourn. All ayes. Motion carried. Meeting adjourned at 6:52 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission