

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, March 13, 2014

Regular Meeting

Members present: Tim Hastings, Steve Jansen, Gary Johnson, Daryl Lynaugh, Jason Matelski, Mark Soine. Absent: Bernetta Hutchinson. Also attending: Mary Cole, Village Administrator.

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

- **Public Comments**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Daryl Lynaugh, Second Gary Johnson to accept the minutes for the regular meeting of the Planning Commission from February 13, 2014. No questions or comments. All ayes. Motion carried.

- **Wisconsin Electric Company –D/B/A-WE Energies – 10015 Durand Avenue
- New Construction of a Control House - Conceptual / Preliminary / Possible Final Approval**

Wisconsin Electric is requesting to replace an 8'x10' control house with a new pre-fabricated 10'x12' control house. The original building needs to be replaced due to interior mold as a result of a leaking roof. With the change comes a new foundation, elimination of some existing guy wires over the current structure and the installation of a new guy pole 10 feet outside the fence line on the south side of the substation and some other minor changes.

Wisconsin Electric has been before the DRC with a full set of building plans. No issues have been identified.

Motion Gary Johnson, Second Jason Matelski to grant approval of the new construction of a Control House by Wisconsin Electric Company at 10015 Durand Avenue as proposed. All ayes. Motion carried.

- **Accurate Title – 8908 Durand Avenue
- Certified Survey Map - Conceptual / Preliminary, Possible Final Approval**

Jeffrey Hrouda has purchased three lots along Durand Avenue (one lot extends to Corliss) and is looking to turn them into two parcels, one to accommodate his future office building along Durand and one to be possibly used for a residential lot which fronts Corliss Avenue. The undeveloped residential lot fronting Corliss is only 50 ft. wide, a substandard width per the current rules, but will be grandfathered in as a buildable lot. Parcel 1 will be combining two commercial zoned lots with ½ of a residential zoned lot. The zoning records will be reviewed to determine if a formal rezoning is required. The Sanitary Sewer Easement that currently runs through the middle of proposed Lot 1 will be vacated to allow for the proper placement of the future office building. The cost of properly abandoning the unused main and correctly terminating it at the east property line will be paid for by the property owner at the time of development. It is noted that the property is in the name of both Jeffrey Hrouda and his wife Lesli.

Motion Daryl Lynaugh, Second Tim Hastings to grant final approval for the Certified Survey Map for Accurate Title at 8908 Durand Avenue. All ayes. Motion carried.

- **Future Meetings / Referrals from the Village Board**

Release of the ordinance update for review is in process.

Adjournment – Motion Gary Johnson, Second Steve Jansen, to adjourn. All ayes. Motion carried. Meeting adjourned at 6:25 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary - Planning Commission