

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, September 11, 2008

Regular Meeting

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

Meeting called to order by Steve Jansen at 6:03 p.m.

- **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 7, 2008.

Hastings, abstain. Kobylinski, aye. Hutchinson, aye. Ramig, aye. Soine, aye. Jansen, aye. Motion carried.

- **Public Comments**

No public comments.

- **Sturtevant Soccer, LLC – Corner of Renaissance Blvd & Stellar Avenue: New Construction of an Indoor Soccer Complex and Banquet Hall / Site Plan – Final Approval**

Final plans have been reviewed. Tim Hastings is recommending approval contingent on some final changes added by the DRC. There is still a concern with the amount of available parking. Due to the nature of the business, total parking needed at a given time is somewhat unknown. Parking is not allowed on Stellar Drive or the other side streets, so if it becomes a problem, the Plan Commission may ask Sturtevant Soccer to come back in to discuss revisions – for instance, may need to eliminate outdoor field use while indoor fields are being used. The Renaissance Review Board has given its approval. Sturtevant Soccer is to forward the letter of approval for the file.

Some bids have gone out already. Balance of the bids will go out next week. The plan is to have the foundation in before winter. Opening will for the fall soccer season. Fred needs exhibits of the building materials, which are within the Renaissance Board guidelines, on hand for reference. Also, Sturtevant Soccer has acknowledged there will be pedestrian paths incorporated onto the site.

Motion Bernetta Hutchinson, Second Mike Ramig, to grant final approval to Sturtevant Soccer LLC for their project at the corner of Renaissance Blvd & Stellar Avenue contingent on Staff review of final detail changes. All ayes. Motion carried.

- **Klinkert Investments, LLC – 2810 Wisconsin Street:
Remodeling/Addition - Conceptual/Preliminary, Possible Final Approval
Conditional Use to Operate a Restaurant - Conceptual/Preliminary, Possible Final Approval
Sign Approval - Conceptual/Preliminary/Possible Final Approval**

Klinkert Investments has been before the DRC a number of times. Updated plans with some minor revisions requested were received today. Initial review shows no problems. Tim Hastings recommends approval contingent on the final Staff review.

A list of terms and conditions were presented to Klinkert Investments. Hours of operation are listed as 8:00 am to 11:30 pm. The parking lot for 50 vehicles will be paved prior to receiving an occupancy permit. The plans are for the first floor only – there will be no tenants upstairs. As a condition, final approval will be only for the first floor. Klinkert Investments will need to come before the PC is second floor plans emerge. The plan is to restore the building to the original facade. Fred will need exhibits of the building materials for the addition

prior to permitting. It was noted that final approval will require a second meeting due to the building addition being requested.

Motion Steve Jansen, Second Mark Soine to grant sign approval to Klinkert Investments at 2810 Wisconsin Avenue contingent on staff review and approval and that the design falls in line within Village requirements. All ayes. Motion carried.

Motion Bernetta Hutchinson, Second Mike Ramig to grant conceptual & preliminary approval to Klinkert Investments for conditional use to operate a restaurant and bar at 2810 Wisconsin Avenue. All ayes. Motion carried.

Motion Bernetta Hutchinson, Second Mark Soine to grant conceptual & preliminary approval to Klinkert Investments at 2810 Wisconsin Avenue for the remodeling and building addition as presented. All ayes. Motion carried.

- **A&B Tax Service – 9305 Durand Avenue: Conditional Use Permit to Operate a Business that Handles Income Tax Preparation, Real Estate Appraisal, and Financial Product Sales – Conceptual/Preliminary/Possible Final Approval**

Anthony Darga has requested conditional use and sign approval for a business out of his home along Durand Avenue. The area is already zoned commercial which is appropriate for this type of business. The signage has been reviewed and approved. A list of terms and conditions for conditional use were shared with Mr. Darga. Hours were placed at 9:00 am to 9:00 pm by appointment only. Item f.1. will be modified – due to the nature of the business there will be no need for commercial grade trash receptacles. Mr. Darga was reminded that any future building changes will require a permit.

Motion Bernetta Hutchinson, Second Mike Ramig to grant conditional use and sign approval to A&B Tax Service at 9305 Durand Avenue. All ayes. Motion carried.

- **Smart Growth / Comprehensive Plan – Zoning / Map Review**

Map review continues even though SEWPC is pressing for a recommendation. Once the final layout is approved and incorporated into the whole land use plan for the area, it will be difficult to make revisions. Most of the land use in the Village is set. Discussions focused mainly on what type of land use should be planned for the area along County H south of Durand and the demand for services with respect to residential vs. commercial and industrial. It was noted that mixed use along Wisconsin makes sense because it will never be a major corridor. Item was left for next month's agenda

Adjournment – Motion Bernetta Hutchinson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 7:14 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission