

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, August 14, 2014

Regular Meeting

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

Meeting called to order by Steve Jansen at 6:05 p.m.

- **Public Comments**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Jason Matelski, Second Tim Hastings to accept the minutes for the regular meeting of the Planning Commission from July 10, 2014. No questions or comments. All ayes. Motion carried.

- **Elite Electrical Company – 2920 Willow Road**

- **New Construction of a Storage Building – Final Approval**

- **Conditional Use Permit to Operate an Office for an Electrical Company – Final Approval**

Elite Electrical has proposed building a 40 x 60 ft. storage building with steel sides, wood frame windows and a band of decorative stone-type facing on the front. The building will be used for store electrical materials and equipment for the business. Architectural plans including a site plan, floor plan and rough grading plan were submitted for review. It was noted by owner Steve Bigelow that the garage doors will be changing from 16 foot wide, as shown on the floor plan, to 12 foot wide. And it was requested that the building be changed from the currently proposed 14 foot height to 16 foot high, which was not accepted by the Commission. Also, it was noted that given the obscure location, the type of construction was not problematic. Terms & Conditions for Conditional Use were provided to the owner.

Motion Gary Johnson, Second Jason Matelski to grant final approval to Elite Electrical Company at 2920 Willow Road for the construction of a storage building and conditional use contingent on final review by staff. All ayes. Motion carried.

- **UPS Store – 10240 Durand Avenue**

- **Amendment to Conditional Use Permit for the Remodel/Upgrade of Modular Building - Final Approval**

UPS is looking to upgrade and add permanent package car and trailer capacity to the Sturtevant facility. A modular building will be added to the south side of the existing building, replacing the current mobile facility with the same approximate footprint. The addition will be equipped to facilitate the additional capacity requirements. Plans were provided showing improvements in the parking lot, including new striping and directional arrows for customers. A chart with work/operation hours was also provided as requested at last month's PC meeting. With that, hours listed in the Terms & Conditions will be amended to reflect the correct hours of operation.

Motion Gary Johnson, Second Tim Hastings to grant final approval to UPS at 10240 Durand Avenue for the upgrade with the new modular building as proposed and per the Terms and Conditions of Conditional Use. All ayes. Motion carried.

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

Zoning Code going to second reading and possible adoption at next week's Board meeting.

It was noted the meeting with Mt. Pleasant this week ended with a tentative agreement with regard to sewer service.

Adjournment – Motion Gary Johnson, Second Steve Jansen, to adjourn. All ayes. Motion carried. Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Mark Soine

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Secretary - Planning Commission