

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, July 14, 2011

Regular Meeting

Members present: Tim Hastings, Bernetta Hutchinson, Steve Jansen, Mike Ramig, Mark Soine. Absent with excuse: 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 Bernetta Hutchinson, Second Mike Ramig to accept the minutes from the Regular Meeting of the Planning Commission on June 9, 2011. All ayes. Motion carried.

- **Physical Therapy & Rehab Specialists – 8700 Durand Avenue, Suite 300: Conditional Use Permit to Operate a Physical Therapy Clinic - Conceptual, Preliminary, Possible Final Approval**

PTRS is an outpatient private practice company providing rehabilitation services to the community of Sturtevant and the surrounding area. They are currently subleasing space from Rehab Management Solutions at 8700 Durand Avenue as a training center. They will now offer physical therapy services there, employing 2 people. Hours will start at 2-3 per day for 2-3 days per week and will grow to full time operating hours as the need arises. Employee parking will be in the rear with patients having parking spots directly in front of Suite 300.

Banners are currently in place for signage. Per Village Ordinance, banners are considered a temporary measure and will need to be replaced by permanent signs, which need approval prior to installation.

Motion Steve Jansen, Second Bernetta Hutchinson to grant conditional use Physical Therapy and Rehab Specialists to operate a physical therapy clinic at 8700 Durand, Suite 300 contingent on the terms and conditions for conditional use provided. All ayes. Motion carried.

- **Will's RV – 10500 Durand Avenue:**

- **Rezoning of Parcel from “Institutional” to Industrial” Zoning – Conceptual / Preliminary Approval;**
- **Conditional Use Permit to Store Campers and Trailers – Conceptual / Preliminary Approval**

Randy Caskey, owner of Will's RV, purchased the adjacent parcel with the intention of expanding his current business. The project will be completed in phases. Phase One will consist of graveling an area on the front section of the property for camper storage. In addition to the gravel pad, there will be some landscaping done with a mixture of bushes and trees along Highway 11. Phase Two will consist of the construction of a new store with a showroom and service bays as well as blacktopping the site. Phase Two is projected to start in three years. Rough excavation and grading plans were submitted for review.

First order is to rezone the subject parcel from Institutional to Industrial. This will bring the parcel back to its original zoning and will still be consistent with the comprehensive plan in place for the Village. A public hearing will be needed for this. For final approval of the development of the parcel, a set of plans including a total site plan, an erosion control plan, etc. will be required. It was noted that completion of the blacktopping could be done in stages similar to the current parcel – a timetable for this would need to be established. In addition, it was noted that the existing tracking pad that was going to be used for Phase One will need to be redone based on D.O.T. requirements.

Motion Bernetta Hutchinson, Second Mike Ramig to hold a public hearing to rezone the parcel at 10580 Durand Avenue from Institutional to Industrial. Date will be Aug 11, 2012. All ayes. Motion carried.

Motion Bernetta Hutchinson, Second Steve Jansen to grant conceptual and preliminary approval for conditional use to Will's RV to store campers at 10580 Durand Avenue as proposed. All ayes. Motion carried.

- **Village Liquor – 9524 Durand Avenue: Conditional Use Permit to Operate a Liquor Store – Final Approval**

No representative showed. Hold over until next meeting.

- **Discussion of the Zoning Ordinance Update**

Work by the twelve committee members is progressing.

- **Future Meetings**

No comments.

Adjournment – Motion Bernetta Hutchinson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 6:47 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission