

Village of Sturtevant

Planning Commission Meeting Minutes
Thursday, March 12, 2009

Regular Meeting

Members present: Steve Jansen, Tim Hastings, Bernetta Hutchinson, Gary Johnson, Fred Kobylinski, Mike Ramig, 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 Bernetta Hutchinson to accept the minutes from the Regular Meeting of the Planning Commission on February 12, 2009. All ayes. Motion carried.

- **Public Comments**

No public comments.

- **Buzzer Bidz, Inc. – 2933 105th Street, Suite C: Conditional Use Permit to Operate an Office to Conduct an Online Internet Auction Website - Conceptual/Preliminary/Possible Final Approval**

Buzzer Bidz requests to operate a business out of the existing office area on 105th Street. They have been before the DRC and have a copy of the terms and conditions for conditional use. The office will be occupied by a maximum of two people for no more than 8 hours a day. Items for sale are mostly electronics and household items such as Ipods, TV's, laptops, cameras, etc. 90% of the items will be drop shipped, but locals will have the option of picking up items at the office.

Motion Bernetta Hutchinson, Second Gary Johnson to grant conditional use to Buzzer Bidz to operate an online internet auction site at 2933 105th Street based on the terms and conditions for conditional use. All ayes. Motion carried.

- **Sturtevant Soccer, LLC – 10116 Stellar Avenue: Conditional Use Permit to Operate an Indoor Soccer Complex and Banquet Hall - Conceptual/Preliminary/Possible Final Approval**

Sturtevant Soccer was previously given approval but needed to reapply due to not initiating the project prior to the original deadline. There are no changes to the plans as approved the first time

Motion Bernetta Hutchinson, Second Gary Johnson to grant approval to Sturtevant Soccer to operate an indoor soccer complex and banquet hall at 10116 Stellar Avenue based on the terms and conditions for conditional use. All ayes. Motion carried.

- **AMD Petroleum – 9001 Durand Avenue: Change in Ownership for Gas Station - Conceptual/Preliminary/Possible Final Approval**

New owners have requested a conditional use permit for operating a gas station in the former Shell station at the corner of 90th and Durand. AMD has been before the DRC and does have a copy of the terms and conditions for conditional use. The inside of the building will be upgraded with new flooring and ceiling. The business will not handle U-Haul as the previous business did, and the garage in back will not be used for vehicle repair. In addition, no one will be living on site. The brand name of the station is still being negotiated by the new owner.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval and conditional use to AMD Petroleum for operation of a gas station at 9001 Durand Avenue based on the terms and conditions for conditional use. All Ayes. Motion carried.

- **Hugasian Motors – 9000 Durand Avenue: Conditional Use Permit to Store and Rent U-Haul Trailers- Conceptual/Preliminary/Possible Final Approval: Clarification of Current Conditional Use Permit**

Bob Hugasian requested he be able to operate a U-Haul business out of his current auto business at 9000 Durand Avenue. He has plans to have no more than 4 to 5 rentals on site – a copy of the terms and conditions shows a maximum of 6. Hours of operation will be the same as for the current auto sales business. Also, the Hugasians have a service bay for safety checks and maintenance of their lot vehicles. There were no issues with them providing for light maintenance for vehicles other than their lot vehicles.

Motion Bernetta Huchinson, Second Gary Johnson to grant conditional use to Hugasian Motors to operate a U-Haul business at 9000 Durand Avenue subject to the terms and conditions for conditional use. All ayes. Motions carried.

- **Commissioners and/or Staff Discussion**

State Law in Regard to Rebuilding Destroyed Non-Conforming Uses – Today’s Village Ordinance states that when a building is destroyed by more than 50%, it must be rebuilt to existing zoning requirements. This includes buildings that were in non-conformance to the zoning. It has come to our attention that the state passed a law in 2006 that states that a municipality cannot prohibit the reconstruction of current use if destroyed by fire, vandalism or natural causes such as severe storms, thereby making the Village ordinance null and void. Therefore, this section of the ordinance will need to be rewritten in order to comply with state law. This will be included in the updating that is in process now.

Adjournment – Motion Steve Jansen, Second Gary Johnson to adjourn. All ayes. Motion carried. Meeting adjourned at 6:34 p.m.

Respectfully submitted,

Mark Soine

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Secretary of the Planning Commission