

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, September 12, 2013

Regular Meeting

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

Meeting called to order by Steve Jansen at 6:04 p.m.

- **Public Comments**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Bernetta Hutchinson, Second Jason Matelski to accept the minutes for the meeting of the Planning Commission on August 8, 2013. No questions or comments. All ayes. Motion carried.

- **Anderson Trailers – 2850 Wisconsin Avenue**

- **Conditional Use Permit to Allow for the Outdoor Display and Sell Trailers – Conceptual / Preliminary, Possible Final Approval**

Anderson Trailers is seeking permission to display trailers and two small signs on the northwest corner of the property located at 2850 Wisconsin Avenue. The number of trailers on display will be seasonal with approximately 10 during the summer months and a limited few during the winter. Anderson will maintain the grounds to provide a positive appearance of the area.

Anderson Trailers is a small local dealer for Heartland Trailer Manufacturing and Atlas Specialty Trailers. Most sales are from special orders, but a limited inventory of trailers of various sizes is available. They have been before the DRC with no issues noted. In addition, they have provided a letter from the owner of the property authorizing them to display trailers and signs on the section in question.

Motion Daryl Lynaugh, Second Bernetta Hutchinson to grant conditional use to allow Anderson Trailers to display trailers and signage at 2850 Wisconsin Avenue per the Terms and Conditions of Conditional Use. All ayes. Motion carried.

- **Countryside Wildlife Art & Gift Gallery – 8020 Durand Avenue, Suite F**

- **Conditional Use Permit to Operate a Gift Shop that Sells Wildlife Art and Flags - Conceptual / Preliminary, Possible Final Approval**

Countryside Wildlife Art and Gift is seeking permission to operate a gift shop selling numerous items: wildlife pictures, custom framing, animal statues, various flags, duck decoys, collector plates, garden items, etc. They have been before the DRC with no issues noted. There will be three part time employees and hours will be 9:00 to 5:00, seven days a week. This is a revision from the original request, so the Terms and Conditions will be amended to show the new hours.

Motion Daryl Lynaugh, Second Bernetta Hutchinson to grant conditional use to operate a gift shop selling wildlife art, flags and related items at 8020 Durand Avenue, Suite F per the Terms and Conditions of Conditional Use. All ayes. Motion carried.

- **CREE – 9201 Washington Avenue**

- **Reconfigure / Expand Existing North Parking Lot - Conceptual / Preliminary, Possible Final Approval**

CREE has purchased the former Wheaton Franciscan Center at 9203 Washington Avenue and intends to occupy the building with professional staff. They are seeking permission to remodel/expand the existing north parking lot to by adding 80 parking slots to it and then connecting into the adjacent main Cree north parking lot at 9201 Washington Ave. Initial plans have been reviewed by the DRC with some changes suggested. Final plans which address issues are to be submitted next week for review and approval.

Motion Bernetta Hutchinson, Second Daryl Lynaugh to grant final approval to CREE for the expansion of the existing parking lot at 9201 Washington Avenue as proposed on the condition the final plans are approved by staff. All ayes. Motion carried.

- **Sturtevant Sportsplex – 10116 Stellar Avenue**

- **Amendment to Conditional Use Permit to Allow for the Use of Sporting Areas for Various Events - Conceptual / Preliminary, Possible Final Approval**

The Sturtevant Sportsplex requested permission to use the entire venue – the hardwood floor area and the turf fields - for special events that require additional space. The events would range from concerts and rodeos to karate and boxing tournaments and various types of shows, some of which might draw between 1,500 to 2,000 people. They indicate that parking will not be an issue for up to 1647 occupants as they have secured approval from an adjacent property owner to use their parking slots. In addition, they stated that the current bathroom facilities can accommodate up to 1,500 people, and that Porta-Potties would be rented for crowds that reach maximum capacity as dictated by parking space.

However, it was felt the parking and bathroom facilities have still not been fully addressed. The letter from Dental Associates for parking does not constitute a formal agreement as permission for lot use could be revoked at any time. Also, there may be issues with patrons crossing an intervening lot between the parking and the venue. In addition to a formal parking agreement needed with their neighbor, Village Attorney Chris Geary indicated that the Sportsplex also needs to submit their plans to the MLG Review Board for approval, since the Renaissance Business Park has certain deed restrictions with parking that will need to be approved. For bathroom facilities, with the new request comes a change in the business category to dance hall/nightclub. This changes the computations for the minimum required plumbing facilities that show the venue has only enough bathrooms for about 880 occupants. This is well short of the crowds the facility is expected to have and it was indicated that Porta-Potties are not a permanent solution to the bathroom facility issue.

The Sportsplex attorney requested that this agenda item be held over to allow time for the Sportsplex to work out the issues with the Village. It was agreed that no action should be taken and the item would be held over until the Sportsplex can return to the Plan Commission with updated information.

- **Discussion of the Zoning Ordinance Update**

No changes to report.

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

Bliffert Lumber is looking at the Stock Lumber property as a potential location for one of their stores.

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

Respectfully submitted,

Mark Soine

Mark Soine

Secretary - Planning Commission