

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, November 12, 2009

Regular Meeting

Members present: Steve Jansen, Tim Hastings, Bernetta Hutchinson, Mike Ramig, Mark Soine. Absent: 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 Tim Hastings to accept the minutes from the Regular Meeting of the Planning Commission on October 8, 2009. All ayes. Motion carried.

- **Wellcraft Contracting – 2731 90th Street: New Construction of a Storage Building for the Business - Conceptual/Preliminary/Possible Final Approval**

There has been no activity regarding the new building plans - Mark Wiechert has not been before the DRC since the last meeting as agreed and there is no representative at tonight's meeting. It was decided to hold further consideration over until the next meeting.

Motion Steve Jansen, Second Bernetta Hutchinson to hold Wellcraft Contracting over until the next Plan Commission meeting. All ayes. Motion carried.

- **Pizza Face, LLC – 9225 Durand Avenue: Conditional Use Permit to Operate a Pizzeria - Conceptual/Preliminary/Possible Final Approval**

Gregory Moravec requested a conditional use to operate a family restaurant serving pizza and Friday fish fry, sandwiches, and beer and soda in the Muto building on Durand Avenue. He has been before the DRC and has been supplied copies of the Term and Conditions for Conditional Use. Requested hours were 11:30am to 10pm 7 days a week. The terms and conditions will be amended so the hours read 11:00am to 11:00pm instead. It was noted that there is no handicap access, but there will be no changes to the building so this item is not required at this time.

The previous business utilized a temporary type sign outside (in addition to permanent sign) which the new business owners planned on using. The Plan Commission feels these type of signs generally detract from the property's appearance and should in no way be considered permanent fixtures, but acknowledged that some further discussion/review is needed regarding the subject as it relates to the Village Ordinance.

Motion Bernetta Hutchinson, Second Tim Hastings to grant conditional use to Pizza Face, LLC to operate a family restaurant at 9225 Durand Avenue based on the terms and conditions for conditional use as provided. All ayes. Motion carried.

- **Powder Finishers – 1518 90th Street: Sign Approval – Conceptual/Preliminary/Possible Final Approval**

Michael's Signs provided information one new monument sign and two directional signs for Powder Finishers along with a map showing the location of each. All the signs conform to Village Ordinance. No further issues were noted. Tim Hasting requested that Michael's Signs check with him prior to installation to confirm that the locations are not in the right of ways.

Motion Steve Jansen, Second Mike Ramig to grant final approval to Powder Finishers at 1518 90th Street for the signage as presented by Michael's Signs. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Temporary Signs – It was decided to review the sign ordinance regarding the temporary type signs that are becoming more and more prevalent, and permanent, within the Village.

Johnson Diversey – There have been further discussions with JDI concerning changes regarding the warehouse property on the north side of Highway 20.

Adjournment – Motion Steve Jansen, Second Mark Soine to adjourn. All ayes. Motion carried. Meeting adjourned at 6:33 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission