

Village of Sturtevant

Planning Commission Meeting Minutes
Thursday, March 10, 2011

Regular Meeting

Members present: Tim Hastings, Bernetta Hutchinson, Steve Jansen, Gary Johnson, Mike Ramig, Mark Soine.
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 February 10, 2011. All ayes. Motion carried.

- **Sturtevant Sportsplex – 10116 Stellar Avenue: Amendment to Conditional Use to Allow for Rodeo Events - Conceptual/Preliminary/Possible Final Approval**

The Sportsplex requested an amendment to their conditional use at last month's meeting, but was asked to return tonight with a set of plans to review. No representative showed. Hold over until April's meeting.

- **Gateway-CATI – 2320 Renaissance Blvd: Sign Permit - Conceptual/Preliminary/Possible Final Approval**

Michael's Signs presented a new double sided, illuminated monument sign for Gateway's Renaissance location. This design was scaled down from the original proposal in order to conform to the sign requirements. It will replace the current sign at the same location on the property.

Motion Bernetta Hutchinson, Second Gary Johnson to grant approval to Gateway/CATI at 2320 Renaissance Blvd for the replacement sign as presented by Michael's Signs. All ayes. Motion carried.

- **RUUD Lighting – 9201 Washington Avenue: Building Addition – Conceptual/Preliminary**

RUUD presented plans for a new building addition on their property which will house the new distribution center for the company. It will be situated on a foundation that is already in place from a previous project. The walls are shown as higher than the current structures on site to make for a more efficient material handling situation. Also, RUUD noted they intend to have the building LEED certified once complete. They anticipate having the building enclosed before next winter and plan to be moved in by summer of 2012.

The loading/unloading of trucks will remain basically the same. The Village Engineer asked that the turning radii for the trucks be shown on the final plans.

Motion Gary Johnson, Second Mike Ramig to grant conceptual and preliminary approval to RUUD Lighting for the building addition plans at 9201 Washington Avenue. All ayes. Motion carried.

- **WHAM, LLC – 9716 Hallock Avenue: Conditional Use Permit to Operate a Towing Operation - Conceptual/Preliminary/Possible Final Approval**

William Olson is requesting conditional use for a towing operation at 9716 Hallock Avenue. It would be permitted as a Type 4 salvage operation with the purpose of hauling unwanted vehicles to Milwaukee for salvage. There will be no storage of vehicles on site and no parts will be sold off of the vehicles. There will be one tow truck which will be parked in a leased slot inside the building currently on the premises.

It is noted that the Village currently has issues with junk vehicles on this site and the person currently living on the premises has been instructed to clean the property up. Although members of the Commission were not against this type of business specifically, they were concerned about the control of junk vehicles if a conditional use was granted, i.e. who would be responsible for particular junked vehicles that needed to be removed. In that Mr. Olson has already been working with the owner and the occupant to clean out some of the junked vehicles, he was asked to encourage the parties to attend the next PC meeting for discussion. At that time, the PC will review and make disposition.

- **Discussion of the Southeastern Wisconsin Regional Planning Commission Planning Report No. 52-A Regional Water Supply Plan for Southeastern Wisconsin**

Mark Janiuk indicated that the Regional Water Supply Plan from SWRPC was available for review and that the SWRPC was looking for endorsement of the plan from the various municipalities in the area. He asked that members of the Plan Commission review the plan so that they could provide feedback. Tim Hastings noted that he will provide access to the plan summary report so the PC members could review prior to next month's meeting, where the issue will be discussed and potentially voted on.

- **Future Meetings**

No comments.

Adjournment – Motion Gary Johnson, Second Bernetta Hutchinson to adjourn. All ayes. Motion carried. Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission