

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, May 10, 2012

Regular Meeting

Members present: Tim Hastings, Bernetta Hutchinson, Gary Johnson, Steve Jansen, Daryl Lynaugh, Michael Ramig, Mark Soine. Also attending: Mark Janiuk.

Meeting called to order by Steve Jansen at 6:00 p.m.

- **Public Hearing - Discussion and Consideration of Ordinance No. 2012-03: An Ordinance to Amend Chapter 17 of the Village of Sturtevant Relating to Zoning. Rezoning Parcels 181032221004041 and 1810322210004020 from “Industrial District” to “Institutional District”**

Motion Gary Johnson, Second Bernetta Hutchinson to open the Public Hearing in regard to Ordinance No. 2012-03, an ordinance to amend Chapter 17 of the Village of Sturtevant relating to zoning. All ayes. Motion carried. Meeting opened at 6:02 p.m. Public comments were solicited.

- **Public Comments**
No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Bernetta Hutchinson, Second Gary Johnson to accept the minutes from the Regular Meeting of the Planning Commission on April 14, 2012. All ayes. Motion carried.

- **BRP, Inc – 10101 Science Drive: Building Addition – Amendment to Final Approval**

BRP requests an amendment to final approval given last month with a change in materials to a painted concrete block in lieu of the original precast panels. It was noted the addition is in the rear of the building facing the tracks and is out of view. In addition, the Renaissance Review Board has provided a letter of approval for the change dated May 8, 2012.

Motion Bernetta Hutchinson, Second Mike Ramig to grant approval to BRP at 10101 Science Drive for the amendment to final approval with the change in material for the building addition. All ayes. Motion carried.

- **Gateway Technical College – 2320 Renaissance Blvd: Building Addition – Final Approval**

Gateway presented a revised set of plans of their building addition for final approval. The footprint has been reduced to 13,336 sq.ft. and the interior has been redesigned to better accommodate usage. The outside is still compatible with the existing structure. The north driveway has been moved out of the floodplain area they discovered, resulting in less parking spaces. Planned completion of the project is scheduled for November of this year. However, due to funding limitations, they are proposing a gravel lot for the additional parking until the spring of 2013. The gravel will be replaced with asphalt as soon as the conditions are acceptable for paving. With the existing lot being restriped for handicapped parking near the building, there will be a net gain of 46 parking spaces overall. They are still getting final civil plans completed, so approval could be contingent on DRC review of those plans. The Village will need copies of the updated drawings for the file. Rezoning of the parcels is in process with consideration of Ordinance No. 2012-03.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval to Gateway Technical College for the updated plans of the building expansion and site improvements based on the terms and conditions provided to Gateway and contingent on Staff review and approval of final civil plans. All ayes. Motion carried.

- **Public Hearing**

The allotted time has passed and no comments were submitted. Motion Gary Johnson, Second Bernetta Hutchinson to close the Public Hearing. All ayes. Motion carried. Public Hearing closed at 6:25 p.m.

Motion Gary Johnson, Second Tim Hastings to recommend to the Village Board to approve Ordinance No. 2012-03: an ordinance to amend Chapter 17 of the Village of Sturtevant to rezone parcels 181032221004041 and 1810322210004020 from “Industrial District” to “Institutional District”. All ayes. Motion carried.

- **Farm & Fleet – 8401 Durand Avenue: Interior and Exterior Remodel of Existing Building - Conceptual / Preliminary, Possible Final Approval**

Blain's Farm & Fleet of Janesville, Inc. presented an extensive set of plans for the remodel of their existing building in Sturtevant. The interior renovations will include new restrooms, all walls will be dry walled and painted, the store layout will be updated to meet current company standards and a new break room for company employees. The exterior remodel will include a 3500 sq.ft. warehouse addition at the southwest corner of the building, a new vestibule with additional doors in front, accent towers along the front to break up the building line, replacement of the tan aggregate fascia along the front with blue aluminum accent bands, and new LED building signage. The service center area will have a new customer entrance and waiting area. The existing sidewalk will be replaced with portions between the towers and around the front vestibule dedicated to landscaping. Parking lot lighting will be replaced with new poles and fixtures and the parking lot will be repaired and restriped.

The construction schedule for the project is to begin immediately upon approval with completion to be in September of this year.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval to Blain's Farm & Fleet for the interior and exterior remodel of the existing building at 8401 Durand Avenue based on the terms and conditions of conditional use provided. All ayes. Motion carried.

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

As noted last month, progress on the revamping of the zoning ordinances is being made, but at a fairly slow pace with lots of discussion taking place on each item.

For future meetings, it was noted by Mark Janiuk that overall activity within the Village is picking up.

Adjournment – Motion Gary Johnson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Mark Soine

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Secretary of the Planning Commission