

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, November 8, 2012

Regular Meeting

Members present: Tim Hastings, Bernetta Hutchinson, Steve Jansen, Gary Johnson, Daryl Lynaugh, Mark Soine. Also attending: Mary Cole. Absent: Mike Ramig.

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

- **Public Comments**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Daryl Lynaugh, Second Gary Johnson, to accept the minutes from the Regular Meeting of the Planning Commission on October 11, 2012. No questions or comments. All ayes. Motion carried.

Motion Daryl Lynaugh, Second Gary Johnson, to accept the minutes from the Special Meeting of the Planning Commission on October 29, 2012. No questions or comments. All ayes. Motion carried.

- **Service Master Clean-2940 Wisconsin Street: Conditional Use Permit to Operate an Office for a Cleaning Business - Conceptual/Preliminary, Possible Final Approval**

Service Master by Carl Keith is looking to operate a residential and commercial cleaning business at 2940 Wisconsin Street. They will also provide 24 hour service to customers for water or fire loss. There currently are five employees and standard hours of operation will be 7:30 to 5:00 pm Monday through Friday with activities for emergencies as needed.

Service Master met with the DRC and it was determined there were no issues. The Terms & Conditions for conditional use were reviewed during the PC meeting. Paving and striping the parking area is to be completed by Oct. 1, 2013. This was not an issue with Service Master. For waste, although it was noted there will be no hazardous waste disposal on site, it was decided to add this stipulation to Item g.) in the Terms & Conditions. Lastly, it was noted that Service Master needed to contact the Racine Water Utility to determine what, if any, REC charges are required.

Motion Daryl Lynaugh, Second Gary Johnson, grant conditional use to Service Master Clean to operate an office for a cleaning business at 2940 Wisconsin Street based on the Terms and Conditions for Conditional Use as provided. All Ayes. Motion Carried.

- **La Lluvia Restaurant-8609 Durand Avenue: Conditional Use Permit to Operate a Restaurant - Conceptual/Preliminary, Possible Final Approval**

La Lluvia Mexican Restaurant is requesting to operate a dining establishment in the space formally occupied by the Olympia Family Restaurant at 8609 Durand Avenue. Hours will be 6:00 am to 10:00 pm Sunday thru Thursday and 6:00 am to 2:00 am Friday and Saturday. They indicated they will be applying for a beer license for the business.

They have been before the DRC and it was noted that their signage should be professionally made, comply with the zoning ordinance and be submitted for review and approval by the Village Administrator. Terms and Conditions for conditional use were provided and no issues were presented. It was pointed out that La Lluvia needs to contact the Racine Water Utility to determine if any REC charges are required, but with the water connection shared with the adjoining laundromat, La Lluvia will also need to speak with the building owner.

Motion Gary Johnson, Second Bernetta Hutchinson to grant conditional use to La Lluvia Mexican Restaurant to operate a restaurant at 8609 Durand Avenue based on the Terms and Conditions for Conditional Use as provided. All ayes. Motion Carried.

- **Discussion of the Zoning Ordinance Update**

The committee has gone through the whole zoning ordinance. The next step is to rewrite and review and then bring before the Plan Commission.

For information, the Plan Commission received from Tim Hastings a copy of the Racine County Tower Broadcast Facilities Ordinance. Village staff and the Zoning Ordinance Review Committee will be working towards a proposed ordinance regulating communication towers to be reviewed by the Planning Commission in the near future.

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

Nothing to report at this time.

Adjournment – Motion Gary Johnson, Second Daryl Lynaugh to adjourn. All ayes. Motion carried. Meeting adjourned at 6:30 p.m.

Respectfully submitted,

Mark Soine

Mark Soine
Secretary of the Planning Commission