

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, April 14, 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 Tim Hastings to accept the minutes from the Regular Meeting of the Planning Commission on March 10, 2011. All ayes. Motion carried.

- **CCI Coakley Tech – 1651 Renaissance Blvd: Conditional Use Permit to Operate a Facility for the Storage of Documents - Conceptual/Preliminary/Possible Final Approval**

CCI Coakley has leased a space for the storage of documents, approximately 150 pallets worth. They will access the facility several times a month as needed, there will be no employees stationed on site. They have been before the DRC, there are no issues.

Motion Bernetta Hutchinson, Second Mike Ramig to grant conditional use to CCI Coakley, Inc. to operate a facility for document storage at 1651 Renaissance Blvd based on the terms and conditions for conditional use. All ayes. Motion carried.

- **RUUD Lighting – 9201 Washington Avenue: Building Addition – Final Approval**

No representative showed. Hold over until next meeting.

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

William Olson presented pictures showing the results of the clean-up effort at 9716 Hallock. Most of the junk vehicles have been removed with the disabled dozer moved inside for maintenance and the backhoe temporarily moved to the rear. The Terms and Conditions have been reviewed and acknowledged by Mr. Olson. He was commended for a good job of cleaning up the area, but it is noted that if the property reverts back to the previous condition with junked vehicles/parts, the property will be in violation and subject to loss of conditional use.

Motion Gary Johnson, Second Bernetta Hutchinson to grant conditional use to WHAM to operate a towing operation out of 9716 Hallock Avenue as outlined in the terms and conditions of conditional use provided. All ayes. Motion carried.

- **BRP US INC. – 10101 Science Drive: Remodeling/Addition - Conceptual/Preliminary Approval**

Bombardier Recreational Products presented a plan for a building addition which will house outboard motor test cells used for dealer mechanic training. The 1600 sq.ft. addition will have a lower profile than the adjacent building, but will utilize the same exterior building material for the same look. It will be a two hour fire rated enclosure. BRP has been before the MLG Review Board for preliminary discussions and will be sending the current plans to MLG for review. There is a tall exhaust stack which may be an issue. It was noted that DNR approval is also needed. The water in the test cells will be plumbed to the wastewater system with a filter/oil separator, flow monitor and sampling port in place.

For final approval, the PC will need a letter of review from the Renaissance Review Board and a more detailed site plan.

Motion Bernetta Hutchinson, Second Gary Johnson to grant conceptual and preliminary approval to BRP for the building addition at 10101 Science Drive. All ayes. Motion carried.

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

SEWRPC has provided the Village with a certified copy of Planning Report No.52 along with a copy of Commission Resolution No. 2010-18 adopting this plan as a guide for the physical development of the region. The Water Supply Plan details the provisions of a long-term, sustainable water supply for the seven-county Southeastern Wisconsin Region. SEWRPC is asking for Village endorsement and integration of the findings and recommendations into ongoing Village planning, regulatory, and other activities related to water supply.

Tim Hastings had provided access to the plan summary report so the PC members could review prior to this month's meeting. There appear to be no major issues affecting Sturtevant – since the Village is hooked up to the Racine Water Utility, there were no plan recommendations that would directly affect our Village.

Motion Steve Jansen, Second Bernetta Hutchinson to recommend to the Village Board that they endorse SEWRPC Planning Report No.52, *A Regional Water Supply Plan for Southeastern Wisconsin*. All ayes. Motion carried.

- **Discussion of the Southeastern Wisconsin Regional Planning Commission Amendment to Natural Areas and Critical Species Habitat protection and Management Plan**

SEWRPC has provided the Village with a copy of the subject report for review and potential endorsement. The report documents an amendment to the plan for the long-term protection of natural areas, critical species habitats, and significant geological sites for the seven-county Southeastern Wisconsin Region. This plan is an important element of the evolving comprehensive plan for the physical development of the region. SEWRPC asks that the Village endorse this plan element and direct integration of the findings and recommendations into ongoing Village activities related to natural resource management, open space protection, and land use development. Mark Janiuk indicated that there were no major impacts inside the Village as pertains to the proposed amendment.

Motion Bernetta Hutchinson, Second Mark Soine to recommend to the Village Board that they endorse the SEWRPC *Amendment to Natural Areas and Critical Species Habitat Protection and Management Plan*. All ayes. Motion carried.

- **Future Meetings**

No comments.

Adjournment – Motion Steve Jansen, Second Gary Johnson to adjourn. All ayes. Motion carried. Meeting adjourned at 6:40 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission