

Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, March 11, 2010

Regular Meeting

Members present: Tim Hastings, Gary Johnson, Bernetta Hutchinson, Mark Soine. **Absent:** Steve Jansen, Mark Ramig. **Also attending:** Village Administrator Mark Janiuk.

Meeting called to order by Mark Soine at 6:03 p.m.

- **Public Comment**

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 February 11, 2010. All ayes. Motion carried.

- **Fountain Banquet Hall – 8505 Durand Avenue: Amendment to Conditional Use Permit to Include the Rear Building as Part of Fountain Banquet Hall - Conceptual/Preliminary/Possible Final Approval**

Chuck Beth provided a set of plans for his proposal to turn the rear building at 8505 Durand Ave into a banquet hall to complement the current hall in the front building. The interior will be renovated with drywall and a drop ceiling. The main entrance will face south to gain easy access to the rear parking lot. The kitchen facility in the current hall will handle the food requirements in both halls and the liquor license will be amended to include both buildings. Mr. Beth indicated that the Health Dept. has given its approval, but he still needs to check with the water department.

Motion Gary Johnson, Second Bernetta Hutchinson to grant an amendment to conditional use to Fountain Banquet Hall at 8505 Durand Ave to include the rear building as part of the business contingent on the terms and conditions of conditional use as provided. All ayes. Motion carried.

- **Andis Company – 1800 Renaissance Blvd: Construction of a Warehouse Addition - Final Approval**

Final plans for the Andis Company building addition have been submitted along with a letter providing conditional approval from the Renaissance Review Board. Also submitted, as requested per the February meeting, was a layout of the traffic patterns for heavy trucks at the widened drive onto Renaissance Blvd at the south east corner of the property. The layout shows that southbound trucks need to swing wide into the northbound lane to exit. This and the proximity of the road curve with the widened entrance results in a less than desirable traffic condition. Since the trucks will have another access onto Renaissance via Amerigo Avenue, it is recommended that heavy truck traffic use Amerigo Ave to exit the property.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval to Andis Company for the building addition as proposed at 1800 Renaissance Blvd based on the terms and conditions of conditional use and subject to the engineering approval of the heavy truck traffic patterns. Hastings, nay. Johnson, aye. Hutchinson, aye. Soine, aye. Motion carried.

- **Sturtevant Cycles – 9950 Durand Avenue: Conditional Use Permit to Sell and Install Motor Cycle Parts - Conceptual/Preliminary/Possible Final Approval**

Sturtevant Cycles will be a retail store front for aftermarket motorcycle fairings. The rear portion of the current building at 9950 Durand Ave. will warehouse the parts and will include a sales office, a small showroom and service area for helping customers with installation as requested. There will be a sign out front, but the entrance to the business will be off of 99th Street. Hours of operation will be 10-6 Mon-Fri and 10-4 on Saturday. Sturtevant Cycles will be sharing a dumpster with the neighboring business.

Motion Bernetta Hutchinson, Second Gary Johnson to grant conditional use to Sturtevant Cycles to sell and install motorcycle parts at 9950 Durand Avenue contingent on the terms and conditions for conditional use. All ayes. Motion carried.

- **Grapes 2 Glass, LLC – 10351 Washington Avenue, Suite B: Conditional Use Permit to Sell Wine and Wine Accessories - Conceptual/Preliminary/Possible Final Approval**

Michele Bachman presented her proposed business to provide high quality wines products from small vineyards as well as providing educational classes for both wine making and wine and food paring. The layout will include a store front with wines and accessories to purchase, a tasting area, a small area stocked with premium wines, a wine classroom, and a storage area. Hours of operation were presented and added to the terms and conditions. The sign, by Michael's Signs, conforms to Village specifications.

Motion Gary Johnson, Second Bernetta Hutchinson to grant conditional use to Grapes 2 Glass at 10351 Washington Avenue for the business as proposed contingent on meeting the terms and conditions of conditional use as presented. All ayes. Motion carried.

- **Educated Auto Sales & Lease – 1300 90th Street: Conditional Use Permit to Operate a Used Car Sales Lot, Change of Ownership, Sign Permit (Change of Ownership) - Conceptual/Preliminary/Possible Final Approval**

Timothy Stark presented a plan to sell used cars at the Educators Credit Union location. Mr. Stark will be leasing part of the building and lot space from the credit union for his operation. An aerial photo and building layout were provided. All the conditions of the existing conditional use permit will be followed by the new business owner. There will be 5 full time and 10 part time employees and hours are set at 9-6 Mon-Fri and 9-3 on Saturday, same as current. Location of the cars will continue in the present location. One change was requested on the terms and conditions supplied – Item C was changed to read dealer sales event. Information on the proposed signage was also supplied.

Motion Bernetta Hutchinson, Second Gary Johnson to grant conditional use, change of ownership and sign approval to Educated Auto Sales & Lease at 1300 90th Street as proposed based on the terms and conditions of conditional use and contingent on final approval of the sign details by the Village Engineer. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

No items up for discussion.

Adjournment – Motion Gary Johnson, Second Bernetta Hutchinson to adjourn. All ayes. Motion carried. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission