

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
Thursday, January 10, 2008

**Regular Meeting**

**Members present:** Steve Jansen, Tim Hastings, Gary Johnson, Fred Kobylinski, Michael Ramig, Mark Soine. Also attending: Mark Janiuk.

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

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Steve Jansen to accept the minutes from the Regular Meeting of the Planning Commission on December 12, 2007. Roll call vote: Ayes-5, Abstain-1. Motion carried.

- **Public Comments**

No public comments.

- **Prologis/Johnson Farm – 2617 West Road: New Construction of a Build-to-Suit 432,000 Sq.Ft. Distribution Center; Final Approval**

A final building plan was submitted for review. The building is 30 feet high with an extra 5 feet of height at the entrances. Building walls will be cream colored insulated concrete panels with green tinted windows installed at intervals. Prologis will leave samples for reference. There will be docks on the north and south side of the building with employee parking on the east. The main entrance will be off of Enterprise Drive. Prologis is expecting to obtain gold certification for the site. The lease and other aspects of the project have been finalized and closing is expected by the end of this month. The Village was given an interim letter to start the work.

Sign approval is not a part of this approval. Prologis will come in at a later date for that. It was noted the dumpster located at the southeast corner of the building is enclosed and is accessible from the inside. There is a chain link fence surrounding the site. The fence has been approved by the MLG board. Prologis is to provide staff with copies of the approvals. Final site plans will be submitted to staff for approval.

Motion Gary Johnson, Second Steve Jensen to grant final approval to Prologis for the construction of the proposed SCJ building at 2617 West Road as proposed contingent on staff final review and approval of the final site plans. All ayes. Motion carried.

- **Don's Towing – 2450 Wisconsin Street: Conditional Use Permit to Operate a Heavy Duty Truck Repair Business; Conceptual /Preliminary Approval, Possible Final Approval**

Don's Towing submitted a request for conditional use dated 11/27/07. They are currently leasing the two repair bays at the back of the building at 2450 Wisconsin Street for use as a heavy duty truck repair shop and have been for some time in violation of Village Ordinance. They have been cited for conditional use violations and issued fines only after a number of attempts were made to have them come before the Plan Commission. It was noted that a heavy truck repair business at this location is not appropriate for the commercial zoning on this parcel as indicated in the Sturtevant Zoning Code. This type of business would require an industrial zoning designation. In addition, the appearance of the existing business is not appropriate for the Wisconsin Avenue location in that the storage of damaged and non-operating on the premises provides the appearance of a junk yard. Staff recommends that the request by Don's Towing seeking conditional use be rejected.

Motion Steve Jensen, Second Gary Johnson to reject the request for conditional use by Don's Towing and to vacate the premises by February 1, 2008.

- **Commissioners and/or Staff Discussion**

Sundance Lawncare, Inc – Fred Kobylinski indicated there are some issues concerning this business. The Secretary was asked to check past minutes for conditional use items concerning this business.

Flood Plain Ordinance – It was noted that the Board will be sending the subject ordinance to the Plan Commission to act on.

**Adjournment** – Motion Gary Johnson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 7:08 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission