

Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, August 13, 2009

Regular Meeting

Members present: Steve Jansen, Tim Hastings, Bernetta Hutchinson, Mike Ramig, Mark Soine. Absent: Gary Johnson, 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 July 9, 2009. All ayes. Motion carried.

- **E&A Auto Detailing – 9825 Durand Avenue, Building 1B: Conditional Use Permit to Operate an Auto and Boat Detailing Facility - Conceptual/Preliminary/Possible Final Approval**

Amparo and Edgar Chavez are requesting the approval to operate a detailing business out of a leased building on the BHR Properties. The business will focus on auto and boat detailing with an occasional hand car wash. Customer's vehicles will remain inside until picked up. There is a waiting area available for customers if needed. Hours of operation are M-F 8am to 6pm, Saturday 9am to 5 pm, and closed Sundays.

Business is conforming use. There will be no remodeling needed. Pressure washers are used for washing cars so water is low usage. The signage plan the business will install needs to be shown to the DRC and given to the clerk. A list of terms and conditions for conditional use has been supplied to the owners.

Motion Bernetta Hutchinson, Second Mike Ramig to grant conditional use to E&A Auto Detailing to operate an auto and boat detailing business at 9825 Durand Avenue, Building 1B per the terms and conditions of conditional use. All ayes. Motion carried.

- **Mathiesan Land Company, LLC – 3627 Hwy H: New Construction of an Accessory Building - Conceptual/Preliminary Approval**

The DRC contacted the owner and informed him the current zoning shows non-conforming use. The Village Ordinance does not allow expansion in such areas so he would either have to ask for rezoning or go before the Zoning Board of Appeals. No representative showed at the PC meeting to discuss.

Motion Bernetta Hutchinson, Second Mike Ramig to deny the Mathiesan Land Company request for an accessory building due to non-conforming use to current zoning. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Loumos Heights Restrictive Covenants / Possible Amendments – A home builder reviewed the area and building restrictions for Loumos Heights and sent a letter to the Board proposing several amendments to those covenants in order to build more affordable homes in the subdivision. He proposed to have the vinyl siding requirement dropped from .042 to .040 thick and drop the brick/stone requirement from 50% of the front elevation to 100 sq.ft. This would not only reduce the cost of the new homes, but would more closely match the exteriors of the homes next to the new subdivision. Given the current economic conditions, this idea may be warranted. However, after some discussion, the PC decided that keeping the covenants as they are would provide for more durable and attractive exteriors in the long run.

Motion Tim Hastings, Second Bernetta Hutchinson to reject the request for amending the restrictive covenants in the Loumos Heights Subdivision. All ayes. Motion carried.

Stock Lumber Property – Glacier State Distribution Services has expressed an interest in purchasing the Stock Lumber property. They are a warehouse and distributor of various materials, including lumber and salt. In additions, they would sell off the back portion of the property to a business that uses ammonia to clean scrubbers. Discussions pertaining to odors, containment, etc. would need to take place prior to any possible approvals being granted.

Adjournment – Motion Steve Jansen, Second Bernetta Hutchinson to adjourn. All ayes. Motion carried. Meeting adjourned at 6:37 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission