

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, January 12, 2012

Regular Meeting

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

Meeting called to order by Steve Jansen at 6:02 p.m.

- **Public Comment**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Tim Hastings to accept the minutes from the Regular Meeting of the Planning Commission on December 8, 2011. All ayes. Motion carried.

- **EZ Self Storage – 8601 Durand Avenue: Conditional Use Permit to Operate a Storage Facility - Conceptual / Preliminary, Possible Final Approval**

Building owner Kendall Breunig is proposing an indoor climate controlled self storage facility in the west half of his building at 8601 Durand Avenue. With climate controlled storage, temperature and humidity are controlled with temperatures between 60 and 80 degrees. All doors are electronically controlled from the Oak Creek call center in addition to keypad tenant access, which will allow access to customers 24/7. There will be cameras to monitor the store from the call center. There will be no employee on site, but maintenance people would be on site as needed on a part time basis. The plan is for approximately 50 storage units totaling 4,000 square feet of rentable space. Typically, one third of the usage is by businesses. Tenants will be able to load and unload inside the building which limits outside activity. The average traffic count is expected to be less than 10 people daily. There will be no exterior alterations at this time other than adding a sign, which will be a separate request. The build out of the storage units in the west half of the interior will still allow the pursuit of other tenants for the east side.

Current zoning code does not specifically address self-storage of any kind, but to date a number of units have been built in both industrial and commercial areas in the Village. Mr. Bob Hugasian provided his comment that he feels that this proposed business is a good fit for the Village, but not a good fit for this particular building. However, considering this is an inside operation with very light outside traffic, there was less distinction between this proposed business and a retail business operating out of the building.

Motion Steve Jansen, Second Tim Hastings to approve the conditional use permit for EZ Self Storage to operate a climate controlled self storage facility at 8601 Durand Avenue contingent on the Terms and Conditions of Conditional Use. All ayes. Motion carried.

- **BRP, Inc. – 10101 Science Drive: Building Addition – Final Approval**

BRP informed the Village they would not be ready to present plans for final approval this month so this item is held over until next month.

- **Sturtevant Sportsplex – 10116 Stellar Avenue: Amendment to the Conditional Use Permit to Change Hours of Operation - Conceptual / Preliminary, Possible Final Approval**

No representative showed and the DRC never received confirmation on what the requested hour changes would be. Item is held over until next meeting.

- **Discussion of the Zoning Ordinance Update**

Progress is ongoing.

- **Future Meetings**

No comments.

Adjournment – Motion Gary Johnson, Second Mark Soine to adjourn. All ayes. Motion carried. Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission