

# Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, October 9, 2008

## Regular Meeting

**Members present:** Steve Jansen, Tim Hastings, Bernetta Hutchinson, Fred Kobylinski, Mike Ramig, Mark Soine. **Absent with excuse:** Gary Johnson. **Also attending:** Mark Janiuk.

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

- **Acceptance of Prior Meeting Minutes**

Motion Bernetta Hutchinson, Second Steve Jansen to accept the minutes from the Regular Meeting of the Planning Commission on September 11, 2008. All ayes. Motion carried.

- **Public Comments**

Dave O'Brien of O'Brien and Herman Plumbing requested he be able to start his project even though he was past the six month expiration date from the final approval given at the December 2007 meeting. It was noted that the expiration date is specified in the terms and conditions for conditional use for all projects and once the date has passed, technically the process must start over. However, since the plans have not changed at all, the PC felt they could make a final review and disposition again at one meeting, but since it was not on tonight's agenda it would have to be at some future meeting. To expedite the final approval, it was decided a special meeting could be set up for next week.

- **Klinkert Investments, LLC – 2810 Wisconsin Street:  
Remodeling/Addition - Final Approval  
Conditional Use to Operate a Restaurant - Final Approval**

There are no changes to the plan from the prior meeting. The terms and conditions for conditional use have been updated with hours of operation (Item C) and paving note (Item D) as discussed previously. Also, the condition for first floor use only was added to Item A.

Motion Bernetta Hutchinson, Second Mike Ramig to grant final approval to Klinkert Investments for the remodeling and building addition and conditional use for a restaurant at 2810 Wisconsin Avenue per the terms and conditions for conditional use. All ayes. Motion carried.

- **Camp Bow Wow – 9950 Durand Avenue:  
Conditional Use Permit to Operate a Dog Daycare and Boarding Facility –  
Conceptual/Preliminary/Possible Final Approval**

Camp Bow Wow is a franchised premier dog day care and overnight camp business that provides a safe and fun environment for dogs. It provides inside play and rest areas and outdoor break areas based on the strict guidelines of the CBW franchise. For this particular franchise, there will be three break areas which will be constantly keep clean of waste and are disinfected with bio-degradable cleaners on a daily basis. It is noted that the owners would be willing to consider some action on the outside play areas if it becomes a problem.

There will be no remodeling on the exterior of the existing building except for the installation of the fences at the rear of the building for the break areas. However, the owners intend to reseal and stripe the parking lot and would like to paint the exterior to match the adjacent Crescent Electric building. There are no issues with zoning and parking appears to be adequate for owners dropping off and picking up their pets (dogs only). Neighbors adjacent to the building had no issues with the proposed business.

Motion Bernetta Hutchinson, Second Mike Ramig to grant final approval and conditional use to Camp Bow Wow to operate a dog day care and boarding facility at 9950 Durand Avenue per the terms and conditions for conditional use. All ayes. Motion carried.

- **SC Johnson & Sons, Inc. – 2640 Willow Road:**

- **Conditional Use Permit to Utilize the Facility as a Meeting/Conference Center – Conceptual/Preliminary, Possible Final Approval**

A plan was submitted to transform the existing building which once was a Johnson Polymer testing facility into a meeting center/ training facility for SC Johnson in order to make use of the space. There will be some internal remodeling to accommodate such usage. As a training area, it could be utilized for all three shifts, but the main usage will be for first and second shifts. A maximum of 32 vehicles can be accommodated by the existing lot which will be paved in spring of 2010. It is understood that parking along Willow Road will not be allowed.

The project fits the current zoning and parking appears to be adequate. A copy of the terms and conditions for conditional use were given to the Johnson representative.

Motion Bernetta Hutchinson, Second Steve Jansen to grant final approval to SC Johnson & Sons for the meeting and training center at 2640 Willow Road per the terms and conditions of conditional use. All ayes. Motion carried.

- **Smart Growth / Comprehensive Plan – Zoning / Map Review**

A preliminary map was submitted to SEWRPC for review but was not received back in time for the PC meeting. The map shows the land area west of West Road and south of Highway 11 is to be commercial and the area between the tracks and West Road to be residential. The proposed commercial zoning south of Highway 11 and west of the Village were extended south slightly.

- **Commissioners and/or Staff Discussion**

Ashley Capital – There has been no progress on this property due to some ongoing discussions on whether the access road to the Ashley Capital property should be public or private.

**Adjournment** – Motion Bernetta Hutchinson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 6:55 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission