

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, July 10, 2014

Regular Meeting

Members present: Michael Rosenbaum, Jason Matelski, Tim Hastings, and Steve Jansen. Excused: Bernetta Hutchinson, Gary Johnson, and Mark Soine.

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

- **Public Hearing on, and Partial Recodification of, the Zoning Code, Zoning Map Amendment, Zoning Amendment to Ordinances 7.04 & 25.09, Creation of Chapter 22 of the Village of Sturtevant Code of Ordinances**

Steve Jansen called the Public Hearing to Order at 6:01 PM, Second Jason Matelski. Motion carried by voice vote.

There was no public comments at the Public Hearing.

Steve Jansen closed the public comment for the Public Hearing at 6:40 PM, Second Jason Matelski. Motion carried by voice vote.

- **Public Comments**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Tim Hastings, Second Jason Matelski to accept the minutes for the regular meeting of the Planning Commission from June 12, 2014. No questions or comments. All ayes. Motion carried.

- **Lincare – 1740 Wisconsin Street**

- Sign Permit – Conceptual / Preliminary, Possible Final Approval

Lincare is requesting for the installation of a monument sign. DRC has reviewed the plans and given the proposed location, has no objections. Nick Bach attended the meeting as the representative for Lincare.

Motion Steve Jansen, Second Tim Hastings, to grant final approval of the proposed sign at 1740 Wisconsin Street. All ayes. Motion carried.

- **Elite Electrical Company – 2920 Willow Road**

- New Construction of a Storage Building – Conceptual / Preliminary Approval

Applicant Steven Bigelow introduced the project. Mr. Bigelow did not provide color photos of similar buildings or materials that he would use to construct the building. Planning Commission members in attendance discussed the proposed concept. There were no issues with the proposed concept as portrayed in the applicant's submittal.

Motion Steve Jansen, Second Michael Rosenbaum to grant preliminary/conceptual approval for the new construction of a storage building at 2920 Willow Road. All ayes. Motion carried.

- **UPS Store – 10240 Durand Avenue**

- Remodel / Upgrade of Modular Building – Conceptual / Preliminary Approval

Jon Wallenkamp, Architect for the project, presented the project.

Motion Gary Johnson, Second Bernetta Hutchinson to grant Kiss the Cook at 9225 Durand Avenue a conditional use to operate a restaurant per the Terms and Conditions of Conditional Use with a change to the starting time and an exception for the stall size in the parking lot. All ayes. Motion carried.

- **Crossroad Apostolic Church – 2450 Wisconsin Avenue**
- Construction of Two Garages and a Carport – Final Approval

Todd Malkasian

DRC has reviewed and, in general, found no issues. It is noted that conceptual approval could be provided with the information submitted, but that architectural drawing/renderings would be required to provide a clearer picture of the proposal before final approval could be granted. Paragraph A of the Terms and Conditions outlined the new paving and stripping requirements as amended from the original conditional use.

Motion Gary Johnson, Second Bernetta Hutchinson to extend the paving of the parking lot outlined in the updated Terms and Conditions of Conditional Use. All ayes. Motion carried.

Motion Gary Johnson, Second Bernetta Hutchinson to grant conceptual and preliminary approval to Crossroads Apostolic Church at 2450 Wisconsin for the construction of two garages and a carport as proposed in the plans presented. All ayes. Motion carried.

- **Future Meetings / Referrals from the Village Board**

Nothing was discussed.

Adjournment – Motion Steve Jansen, Second Tim Hastings to adjourn. All ayes. Motion carried. Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Mary Cole, Village Clerk & Tim Hastings, Village
Engineer and Planning Commission Member