

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, June 9, 2011

Regular Meeting

Members present: Bernetta Hutchinson, Steve Jansen, Gary Johnson, Mike Ramig, Mark Soine. Absent with excuse: Tim Hastings. 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 Gary Johnson, Second Bernetta Hutchinson to accept the minutes from the Regular Meeting of the Planning Commission on May 12, 2011. All ayes. Motion carried.

- **Balanced Fitness Solutions, LLC – 9602 Durand Avenue, Suite 200: Conditional Use Permit to Operate a Personal Trainer Studio – Conceptual, Preliminary, Possible Final Approval**

The primary objective of this business is to provide one-on-one fitness training sessions using a variety of training modalities including free weights, machines and cardio vascular equipment to suite the needs of individual clients. Hours are 9:30 a.m. to 7:30 p.m. Monday through Saturday, by appointment only. Parking needs are minimal and should account for 2-3 parking spaces. Mr. Zuberbuehler has been before the DRC – there are no issues.

Motion Bernetta Hutchinson, Second Gary Johnson to grant conditional use to Balanced Fitness Solutions, LLC at 9602 Durand Avenue to operate a personal trainer studio per the terms and conditions of conditional use provided. All ayes. Motion carried.

- **RUUD Lighting – 9201 Washington Avenue: Building Addition – Final Approval**

Latest changes from last meeting include the relocation of the deceleration lane from the west side to the east side of the new loading docks. Also, there is an addition of a deceleration lane on the east side of the current Rayne Road entrance.

It was noted there is an issue with offsite water accumulating on the west side of the new building site. Legal issues with the current easement have been worked out with Mt. Pleasant and catch basins and pipes will be installed in the easement area to allow water to drain into the retention ponds in the part to the south. This work in addition to the new parking lot will be done first.

A final review of the plans has not been conducted by the Village Engineer. However, even though there are some questions from an initial review, Tim Hastings is comfortable with approval if contingent on final review approval. Bukacek is to reimburse Crispell-Snyder for any fees incurred.

Motion Gary Johnson, Second Bernetta Hutchinson to grant final approval to Rudd Lighting at 9201 Washington Avenue for the new building addition contingent on final review and approval of the Village Engineer. All ayes. Motion carried.

- **Village Liquor – 9524 Durand Avenue: Conditional Use Permit to Operate a Liquor Store - Conceptual/Preliminary Approval**

Village Liquor is proposing to move from their current 9604 Durand location to 9524 Durand. Their intention is to purchase the lot, demolish the car wash building currently situated on the site and construct a new building to accommodate their liquor business. Conceptually, there doesn't appear to be any issues with this since zoning is not an issue. The owners were encouraged to visit the DRC as their plans progressed.

Motion Bernetta Hutchinson, Second Gary Johnson to grant conceptual and preliminary approval to Village Liquor for the proposed plan at 9524 Durand Avenue. All ayes. Motion carried.

- **Red's Cycle – 9950 Durand Avenue: Conditional Use Permit to Operate a Motorcycle Repair Shop – Conceptual, Preliminary, Possible Final Approval**

Red's Cycle is requesting a conditional use for operation of a motorcycle repair shop at 9950 Durand Avenue. The business will include the repair, service and maintenance of motorcycles, ATV's, scooters and snowmobiles and the sale of various accessories for such. Business hours will be 10 am to 6 pm Monday through Friday. There will be a front showroom where customers can wait for their vehicles. No unfinished bikes will be outside at any time, however, during business hours, completed bikes may be temporarily parked in the two parking spaces just east of the Red's Cycle entrance to allow for more workspace inside. No bikes will be left outside after business hours.

Red's has been before the DRC. The building inspector has been through for review also. It was noted that parking is not an issue right now as the east half of the building is still vacant. Once the east half is occupied, the landlord will be required to work out any parking issues that may arise.

Motion Bernetta Hutchinson, Second Mike Ramig to grant conditional use to Red's Cycle at 9950 Durand Avenue to operate a motorcycle repair shop per the terms and conditions of conditional use as supplied. All ayes. Motion carried.

- **Discussion of the Zoning Ordinance Update**

The twelve committee members met for the second time. Discussions have been initiated on a number of zoning items. The plan is to work through the ordinances one district at a time.

- **Future Meetings**

No comments.

Adjournment – Motion Gary Johnson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Mark Soine

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Secretary of the Planning Commission