

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, April 14, 2012

Regular Meeting

Members present: Tim Hastings, Bernetta Hutchinson, Gary Johnson, Michael Ramig, Mark Soine. Tardy: Steve Jansen. Also attending: Mark Janiuk.

Meeting called to order by Mark Soine at 6:00 p.m.

- **Public Hearing - Discussion and Consideration of Ordinance No. 2012-02: An Ordinance Pertaining to Floodplain Zoning for the Village of Sturtevant, Racine County, Wisconsin.**

Motion Gary Johnson, Second Bernetta Hutchinson to open the Public Hearing for the discussion and consideration of Ordinance No. 2012-02. All ayes. Motion carried. Meeting opened at 6:03 p.m. Public comments were solicited.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Bernetta Hutchinson to accept the minutes from the Regular Meeting of the Planning Commission on March 8, 2012 with exception – it is noted the minutes were submitted by Bernetta Hutchinson. All ayes. Motion carried.

- **Public Comments**

No public comments.

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

BRP provided the final plans for the building addition which will provide BRP with the outboard engine test capabilities currently performed at their Waukegan facility located on Lake Michigan. Durability and development testing will be performed on outboards which are transferred from the existing production facility. The only issue from the DRC was the potential for noise problems. BRP provided a site plan showing the anticipated sound levels at various distances. The sound will be dissipated by the precast wall construction and insulated roof. The site location also aids in reducing sound transfer by the remoteness from neighbors. A letter from the Renaissance Review Board indicating the plans have been conditionally approved was also included in the final plans submitted.

Motion Bernetta Hutchinson, Second Tim Hastings to grant final approval to BRP for the building expansion at 10101 Science Drive. All ayes. Motion carried.

- **Normet Americas – 1681 Renaissance Blvd, Unit #8: Conditional Use Permit to Operate a Mixing and Warehousing of Concrete Admixtures – Conceptual / Preliminary, Possible Final Approval**

Normet America with a North American headquarters in Union Grove has been importing material and paying outside vendors to manufacture their products. They are going to start mixing their own construction products and have requested a conditional use to proceed with that in a tenant space on Renaissance Blvd. They will have 2 to 3 4000 gallon mixers on site to blend different raw materials with water to make their construction products, also called concrete admixtures. None of the products are toxic, nor do they require any hazmat regulations. Storage of the raw materials as well as the finished products will take place at this location also. All MSDS are available for viewing. The finished product will be shipped out by UPS. There will be 2 full time employees at the property. There were no issues with the DRC.

Motion Bernetta Hutchinson, Second Mike Ramig to grant conditional use to Normet Americas for the mixing and warehousing of concrete admixtures at 1681 Renaissance Blvd, Unit #8. All ayes. Motion carried.

- **Gateway Technical College – 2320 Renaissance Blvd: Building Addition – Conceptual /Preliminary, Possible Final Approval**

Gateway is requesting a 19,000 sq.ft. building addition and site plan renovations to provide for a state-of-the-art Manufacturing & Engineering Technology Center which will allow them to expand advanced manufacturing training in various disciplines. The addition to the north end of the existing structure consists primarily of high bay manufacturing space. The proposed construction is a steel frame and precast concrete wall panel to be complimentary to the existing building architecture. Site improvements will include an additional 100 parking spaces. The project will be constructed

largely on the adjacent parcel currently owned by Gateway. They recognize the need to combine the properties and rezone both parcels.

They are requesting a temporary stone road on the west side to access the back of the building and service a current tenant during the construction phase. They will also need to check on the feasibility for a north access road from the new parking lot. Due to timing, they may have to delay the pavement of the new parking areas for several months until the new construction season begins. No major issues resulted from the DRC review.

Motion Bernetta Hutchinson, Second Mike Ramig to grant conceptual and preliminary approval to Gateway Technical College for the building addition and site improvements as proposed. All ayes. Motion carried.

- **Public Hearing**

The allotted time has passed and no comments were submitted. Motion Gary Johnson, Second Mark Soine to close the Public Hearing. All ayes. Motion carried. Meeting closed at 6:32 p.m.

- **Will's RV – 10500 Durand Avenue: Conditional Use Permit to Allow for the Installation and Use of a 1,000 Gallon Propane Tank - Conceptual / Preliminary, Possible Final Approval**

Will's RV wants to install an above ground propane tank for filling RV tanks for regular customers and the general public. The tank will be permanently mounted on a concrete pad and surrounded by vehicle crash barriers. All electrical connections, including an electrical shut-off, will meet applicable codes. The approximate location of the tank and dispenser is shown on a sketch provided by Randy Caskey and will meet the necessary setbacks. Only trained staff will be allowed to fill tanks.

The one concern was the proximity of the tank and/or dispenser to the parcel lot line. If the next lot, Parcel 10580, was sold for any reason, the tank would be located too close to the lot line. As Mr. Caskey has already been considering combining his parcels, it was thought this would be a good time to proceed with that.

Motion Gary Johnson, Second Bernetta Hutchinson to grant an amendment to the existing conditional use to Will's RV at 10500 Durand Avenue to allow for the installation and use of a 1,000 gallon propane tank for propane sales to retail customers in addition to the currently existing uses. The amendment is to include that Will's RV will consolidate the three parcels into one within 180 days after Village Board approval. All ayes. Motion carried.

- **Discussion of the Zoning Ordinance Update**

FEMA has revised the floodplain maps in the area and the Village must adopt a new ordinance pertaining to the new map to maintain insurance via the Federal flood insurance program.

Motion Bernetta Hutchinson, Second Gary Johnson to refer Ordinance No. 2012-02 back to the Village Board for consideration with Plan Commission approval. All ayes. Motion carried.

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

Progress has been fairly slow with the revamp of the zoning ordinances. It has been tough to determine the meanings behind some of the items in the current zoning, but the committee has been stepping through each one, revamping and moving to the proper place when needed.

For future meetings, it was noted by Mark Janiuk that although there isn't much for residential building activity in the Village, there is lots of commercial projects getting in place.

Adjournment – Motion Gary Johnson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission