

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
Thursday, December 9, 2010

**Regular Meeting**

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

Meeting called to order by Mark Soine at 6:00 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 November 11, 2010. All ayes. Motion carried.

- **Pro-Build – 1681 Renaissance Blvd: Conditional Use Permit to Operate a Sales Office for the Sale of Insulation Installation - Conceptual/Preliminary/Possible Final Approval**

Dennis Fillafer is requesting the opening of an office for the sale and installation of insulation with the intent to sell, mainly to builders. The business will include 3-4 office staff and 6-8 installers. Hours will be 6:00 am to 6:00 pm. He has met with the DRC – there are no issues with the proposed business at this location.

Motion Gary Johnson, Second Mike Ramig to approve the conditional use permit for Pro-Build to operate a sales office at 1681 Renaissance Blvd for the sale and installation of insulation based on the terms and conditions of conditional use as submitted. All ayes. Motion carried.

- **Safe T Stor – 3100 98<sup>th</sup> Street: To Amend Conditional Use Permit to Allow Outdoor Storage - Conceptual/Preliminary/Possible Final Approval**

Bob Hugasian submitted a sketch with his plan to temporarily park cars on the south side of his storage building property at 3100 98<sup>th</sup> Street. The cars are purchased for his auto sales business and he is proposing to stage them here as he prepares them for sale. The proposal shows the staging area to be 75ft deep by 150ft wide which would be paved with gravel. Some lights would be placed on the adjacent building for security. The sketch showed snow fence placed on the sides not facing the storage units. Although not shown, Mr. Hugasian indicated he would be willing to place a screening fence on the east side of the staging area to block the view of the vehicles from the residential area. Gravel would be placed as soon as weather permits.

The plan was reviewed by the DRC. It was noted that the drainage appeared to be adequate, but staff does not recommend granting the request. It was felt that the placement of vehicles outside as proposed, even on a temporary/rotating basis as requested, was not proper usage plus would be unsightly for neighboring residences, even with some screening.

Motion Gary Johnson, Second Steve Jansen to amend the Safe T Stor conditional use permit to allow outdoor storage of vehicles as proposed contingent on the terms and conditions of conditional use and final approval of the Village Engineer. Hasting, nay. Johnson, nay. Ramig, nay. Soine, aye. Jansen, aye. Nays have it. Motion denied.

- **Village of Mt. Pleasant / S.C. Johnson – 2512 Willow Road: Conceptual Grading Plan North of Future Willow Road Realignment for S.C.Johnson Property - Preliminary/Possible Final Approval**

The Village of Mt. Pleasant and S.C.Johnson submitted revised site plans for their proposed berm concepts. One showed the final berm buildout, similar to the one presented in October, but with a size reduced to 90,000 cubic yards. The second concept, labeled as “Phase I”, contains approximately 30,000 cubic yards of fill and represents the work planned for calendar 2011. This Phase I concept has a height of approximately 10 feet above the adjacent grade. It was noted the berm would be seeded with prairie land type vegetation. Several pictures of existing berms in the Village of Mt. Pleasant were included for reference.

There were no issues with the final design as shown in the concept drawings. It was noted that the reduced volume lends itself to a better fit for the location.

Motion Gary Johnson, Second Mike Ramig to grant final approval to S.C.Johnson and the Village of Mt. Pleasant for the proposed landscaping berm at 2512 Willow Road and permission to grade the property north of the future Willow Road realignment as outlined. All ayes. Motion carried.

- **Dental Associates – 10155 Washington Avenue: Conditional Use Permit to Operate a Dental Office - Conceptual/Preliminary/Possible Final Approval**

Dental Associates presented a plan to operate a full service clinic with both general and specialty dentistry performed out of the ex-Saturn dealership building in the Renaissance Park. There would be 25 dental operatories which will employ 20 people initially, and 50 employees when fully operational. The facility will be open six days a week, with Saturday being a half day. The current building will be renovated with new fascia on the outside and remodeling on the inside as needed to accommodate the new business. The parking lot will be repaved and restriped with a number of slots replaced with landscaping. Signage is proposed for three sides, similar to what the Saturn dealership had.

Mark Demsky has been before the DRC for review. No issues have been noted. Approval has been received from the Renaissance Review Board and issues with Racine Water Utility are currently being worked on. Mr. Demsky had no issues with the terms and conditions as provided.

Motion Gary Johnson, Second Tim Hastings to grant final approval to Dental Associates to operate a full service dentistry clinic at 10155 Washington Avenue based on the terms and conditions of conditional use as provided, contingent on receipt of letter of approval from the Renaissance Review Board and on final approval from the Village Engineer after the final site and landscaping review by Staff. All ayes. Motion carried.

- **Future Meetings**

Mark Janiuk informed the Commission that the Zoning Ordinance has been worked on for nearly a year as far as trying to provide clarity and is now getting down to policy decisions. He will be bringing the issue before the Board shortly.

**Adjournment** – Motion Gary Johnson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 7:41 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission