

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, November 11, 2010

Regular Meeting

Members present: Tim Hastings, Gary Johnson, Mike Ramig, Mark Soine. **Absent:** Steve Jansen, 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 Mike Ramig, Second Gary Johnson to accept the minutes from the Regular Meeting of the Planning Commission on October 14, 2010. All ayes. Motion carried.

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

Bob Hugasian has requested an amendment to his conditional use so he can temporarily park a number of vehicles on his storage facility property on the west side of 98th Street. The vehicles are from quantity buys for his auto sales business on Durand Avenue. The area in front of his storage buildings would act as a staging area for the cars until they get processed for sale.

Bobbie Klein, 3185 98th Street, submitted a list of area residents opposed to the staging area and provided her comments, noting that the cars are unsightly and that the neighborhood is concerned that they could add to the run-off that is already an issue on 98th Street.

In addition, a number of pictures were submitted by Tim Hastings showing the proposed staging area with 15 vehicles located there. There were several other pictures included showing the storage property at various angles.

During the discussion, it was agreed that a staging area would be feasible on the storage building property, but the preferred location would be on the south side of the property with fencing or screening to block the view to the vehicles. It was also agreed that the staging area should not be on the grass. Bob Hugasian is to work with the DRC to provide a proper site plan detailing the location, the maximum number of vehicles at any given time, paving material and other pertinent details prior to returning to the PC.

Motion Gary Johnson, Second Mike Ramig to table the consideration of conditional use amendment until the December meeting. All ayes. Motion carried.

- **Sturtevant Dental – 9115 Durand Avenue: Sign Permit - Conceptual/Preliminary/Possible Final Approval**

Sturtevant Dental is looking to place a new sign at their location. A single sided, illuminated building sign by Michael's Signs was presented for consideration. It was determined that it met with Village ordinance.

Motion Mike Ramig, Second Gary Johnson to grant final approval to Sturtevant Dental at 9115 Durand Avenue for the new sign as proposed. All ayes. Motion carried.

- **FloorQuest – 2700 Wisconsin Street: Conditional Use Permit to Operate a Selection Center for Flooring - Conceptual/Preliminary/Possible Final Approval**

FloorQuest is looking to lease the lower level of the building at 2700 Wisconsin to use as a selection center for their flooring. There will be display material, but there will be no retail sales. The office will be used by appointment only with no more than 2 employees in the building at a given time. There will be no remodeling involved. They will use existing signage with a new insert with their name.

Motion Gary Johnson, Mike Ramig to grant final approval to FloorQuest to operate a selection center for flooring at 2700 Wisconsin Street contingent on the terms and conditions for conditional use as presented. All ayes. Motion carried.

- **Occupancy Permit Discussion**

Initial discussion cited a number of violations of the occupancy permits and the lack of enforcement measures to deal with it. Initial step would be to review and update ordinance.

- **Future Meetings**

Format needs to be defined.

Adjournment – Motion Gary Johnson, Second Mike Ramig to adjourn. All ayes. Motion carried. Meeting adjourned at 7:13 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission