

# Village of Sturtevant

Planning Commission Meeting Minutes

Thursday February 12, 2009

## Regular Meeting

**Members present:** Steve Jansen, Gary Johnson, Michael Ramig, Fred Kobylinski, Tim Hastings. **Absent with excuse:** Bernetta Hutchinson, Mark Soine. Also attending: Village Administrator Mark Janiuk.

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

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Michael Ramig to accept the minutes from the regular meeting of the Planning Commission on January 8, 2009. All ayes. Motion carried.

- **Public Comments**

No public comments

- **Sturtevant Mobil – 9820 Durand Ave: Change of ownership for gas station – Conceptual/Preliminary, Possible final approval**

Mike Hehesh/SPH real estate stated his desire to close on the Mobil property by the end of this month. (February) He stated that in past conversations with the building inspector he understands the outstanding issues that the previous owner neglected in addressing. He also understands the license issue for the business still needs approval from the Village Board. Mr. Hehesh also told the commission that it will remain a Mobil Station. He also stated that he would like to sell propane & Ice. Hours of operation will be 5 a.m. until 11 p. m. 7 days a week.

The Village Administrator told the commission that he went through the old records in developing the terms of the conditional use permit which a copy was given to Mr. Hehesh. The main complaint with the current property was trash bin problems & the non-repair of the fence that borders that property.

Landscape maintenance was also questioned by Mr. Johnson.

The Village Administrator also reminded Mr. Hehesh of the ongoing stings in regards to underage sales of alcohol & tobacco to minors & that his employees understand the potential consequences to such occurrences.

Motion Gary Johnson, Second Michael Ramig to grant final approval per the conditions outlined in the conditional use permit. All ayes. Motion carried.

- **Jaskins Fast Food – 8020 Durand Ave, (Unit G) Change in Conditional Use Permit to change hours to operate a Restaurant serving Mexican and American Food – Preliminary/Conceptual, Possible final approval.**

They are requesting to expand hours of operations from their current conditional use permit in order to expand the menu to include American food & breakfast in order to create more business. The commission had no objection to this request.

Motion Gary Johnson, Second Michael Ramig to grant final approval per conditions outlined in the conditional use permit. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**
- Possible Zoning Ordinance Changes
- Requirements for Curb and Gutter in Parking lots

The Village Administrator reported the ongoing possibility of zoning changes now that the comprehensive zoning map for the Village has been completed. He'll continue moving this effort forward as needed.

The Village Administrator along with Mr. Hasting discussed with the commission the possible need to look at alternatives in regards to requiring curb & gutter in new development. The main goal would be in the helping of “slowing down” storm water runoff from future development, be it rain gardens or other methods that could help the Village in regards to our SLAMM analysis. The commission agreed that we should take a closer look at any future development with regard to this issue of storm water runoff.

- **Adjournment** – Motion Gary Johnson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 6:30 p.m.

Respectfully submitted,

Steven D. Jansen,  
Chairman, Planning Commission