

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
*Thursday, June 12, 2014*

***Regular Meeting***

**Members present:** Tim Hastings, Bernetta Hutchinson, Steve Jansen, Gary Johnson, Mark Soine. Excused: Jason Matelski.  
**Absent:** Michael Rosenbaum. Also attending: Mary Cole, Village Administrator.

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

- **Public Comments**

Duane Buschke of 2924 90<sup>th</sup> Street told the Plan Commission he has been a resident of Sturtevant for seven years now, has outgrown his garage and is renting a storage unit at 91<sup>st</sup> and Michigan to work on his personal collection of vehicles and is requesting a conditional use to do so. Put off to future meeting discussion.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Tim Hastings to accept the minutes for the regular meeting of the Planning Commission from May 8, 2014. No questions or comments. All ayes. Motion carried.

- **Kerry, Inc. – 1751 Enterprise Drive**

- **Sign Permit – Conceptual / Preliminary, Possible Final Approval (may grant a special exception for directional signage)**

Kerry, Inc. is requesting a special exception to install a ground mounted directional sign at their new entrance along Renaissance Drive as the new sign is larger than Village Ordinance allows. DRC has reviewed the plans and given the proposed location, has no objections. In addition, the Renaissance Review Board has granted conditional approval for the larger sign, subject to Village approval, given that the need for visibility to identify the new service/loading access warrants a variance.

Motion Bernetta Hutchinson, Second Gary Johnson, to grant final approval of the proposed sign with special exception to Kerry, Inc. at 1751 Enterprise Drive. All ayes. Motion carried.

- **Kiss the Cook – 9225 Durand Avenue**

- **Conditional Use Permit to Operate a Restaurant – Conceptual / Preliminary, Possible Final Approval**

Antonette Niemiec is looking to move her restaurant from Racine to 9225 Durand Avenue as they have outgrown their capacity at the current locations. Kiss the Cook offers a menu with home recipes using food that is fresh prepared. They currently have 11 employees and plan to add 3 to 7 more people with this location change, which will increase their seating capacity by over 40%. If approved, they hope to be up and running by August 1.

Plans were submitted for review. The building will be dressed up and a new rear entrance will be installed along with a handicap ramp, of which two versions were shown. Parking lot layout with new striping was provided for both versions. DRC has reviewed and found the plans to be straightforward, except that the parking stalls are 18 feet long versus 20 feet per Village Ordinance, so an exception for the stalls will be required. Kiss the Cook owners have reviewed the Terms and Conditions and only asked that the starting time be changed from 7:00 am to 6:00 am.

Motion Gary Johnson, Second Bernetta Hutchinson to grant Kiss the Cook at 9225 Durand Avenue a conditional use to operate a restaurant per the Terms and Conditions of Conditional Use with a change to the starting time and an exception for the stall size in the parking lot. All ayes. Motion carried.

- **Crossroad Apostolic Church – 2450 Wisconsin Avenue**

**- Amendment to Conditional Use Permit for an Extension on the Paving of the Parking Lot – Conceptual / Preliminary, Possible Final Approval**

**- Construction of Two Garages and a Carport – Conceptual / Preliminary, Possible Final Approval**

Todd Malkasian requested an amendment to their conditional use permit for their building and property located at 2450 Wisconsin. They would like to revise the timing on the parking lot paving schedule, in part due to some funding issues and some building issues. In addition, they are requesting approval for some additional structures on the property – a front garage, a rear garage and a car port on the south side of the current building. Layouts for the property and sketches of the proposed buildings were submitted with the request. The front garage would be attached to the building as would the car port on the south side, but the rear garage is placed as an outbuilding to the south of the current structure. It was indicated that the parking lot would be concrete.

DRC has reviewed and, in general, found no issues. It is noted that conceptual approval could be provided with the information submitted, but that architectural drawing/renderings would be required to provide a clearer picture of the proposal before final approval could be granted. Paragraph A of the Terms and Conditions outlined the new paving and stripping requirements as amended from the original conditional use.

Motion Gary Johnson, Second Bernetta Hutchinson to extend the paving of the parking lot outlined in the updated Terms and Conditions of Conditional Use. All ayes. Motion carried.

Motion Gary Johnson, Second Bernetta Hutchinson to grant conceptual and preliminary approval to Crossroads Apostolic Church at 2450 Wisconsin for the construction of two garages and a carport as proposed in the plans presented. All ayes. Motion carried.

- **Review and Recommendation of the Zoning Ordinance Recodification, Zoning Map Amendment, Zoning Amendment to Ordinances 7.04 & 25.09, Creation of Chapter 22 of the Village of Sturtevant Code of Ordinances, and Setting a Date of July 10, 2014 for the Public Hearing.**

The zoning updates/changes can and are being reviewed via the Sturtevant website. A Public Hearing needs to be set to provide for public comments before the changes can be approved.

Motion Gary Johnson, Second Bernetta Hutchinson to set the Public Hearing for the Zoning Changes to the Village of Sturtevant Code of Ordinances for July 10, 2014 @ 6:00 p.m. All ayes. Motion carried.

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

Continued from Public Comment – Based on issues in the past, from undocumented businesses being run out of them to people living in them, current practice is to allow storage as the only usage for units in structures identified as Storage Buildings. The current ordinance does not address the issue of conditional use for anything other than storage and further discussion is needed in general to make changes to the current ordinance or possibly provide for a new ordinance as needed, or, as in this case, the owners come forward with a proposal to change the scope of usage for the building.

**Adjournment** – Motion Gary Johnson, Second Steve Jansen, to adjourn. All ayes. Motion carried. Meeting adjourned at 7:16 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary - Planning Commission