

# Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, April 9, 2009

## Regular Meeting

**Members present:** Steve Jansen, Tim Hastings, Gary Johnson, Fred Kobylinski, Mike Ramig, Mark Soine.

**Absent:** Bernetta Hutchinson. Also attending: Mark Janiuk.

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

- **Acceptance of Prior Meeting Minutes**

Motion Mike Ramig, Second Gary Johnson, to accept the minutes from the Regular Meeting of the Planning Commission on March 12, 2009. All ayes. Motion carried.

- **Public Comments**

No public comments.

- **Combat Cave Paintball – 8505 Durand Avenue: Conditional Use Permit to Operate an Indoor Paintball Field Facility - Conceptual/Preliminary/Possible Final Approval**

Combat Cave Paintball wishes set up a paintball range to hold supervised paintball matches and law enforcement training sessions in the rear building at 8505 Durand. Trained referees will supervise all paintball game matches. A target range will also be made available to players and law enforcement.

The playing field will meet industry standards for both players and spectator safety. Only approved field paintballs, purchased from the facility, will be allowed. Paintball markers will be required to be unloaded and cased when transported outside the building. Any discharges outside of the approved playing field will result in the player being banned from the property and/or turned over to the SVPD.

Per Village ordinance, there is an issue with the discharge of firearms within the Village limits unless at an approved target range facility. There is a committee meeting scheduled to discuss actions to take to make sure this is an approved shooting range.

Motion Gary Johnson, Second Mike Ramig to grant conditional use to Combat Cave Paintball to operate an indoor paintball facility at 8505 Durand Avenue based on the terms and conditions of conditional use and contingent on the ordinance review. All ayes. Motion carried.

- **Johnson Diversey – 901 Renaissance Blvd: Amendment to Conditional Use permit to include a Mix of New Occupancies Including Additional Office, Materials Storage, Equipment Assembly, Laboratory, Chemical Pilot Plant, and Product Demonstration Facilities - Conceptual/Preliminary/Possible Final Approval**

Johnson Diversey is applying for an amendment to the Conditional Use Permit granted Sept. 27, 2007 for its facility located at 901 Renaissance Blvd. They plan to expand its operations to include a mix of new occupancies including additional office, materials storage, equipment assembly, laboratory, chemical pilot plant and product demonstration facilities. This request is a result of a consolidation of plant facilities in Cincinnati with the facilities here in Sturtevant, which will result in approximately twelve new jobs in the area.

The plan is to install these new occupancies within the current facility with interior changes only – there will be no changes to the site plan. The interior construction will include architectural, mechanical, plumbing, and fire protection additions. The only outside changes to the building may come from a ventilation or roof mount system that may be required to comply with fire codes as related to flammable storage. Item (a) in the terms and conditions will be tweaked slightly to provide for this.

Motion Mike Ramig, Second Gary Johnson to grant final approval to Johnson Diversey at 901 Renaissance Blvd for the amendment to their conditional use permit as outlined in the terms and conditions of conditional use dated April 2009. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Smart Growth Comprehensive Plan – The plan is now being finalized. It covers housing, transportation, zoning, etc. for Racine County as a whole and will be coming before the Village for approval. There is a website available to anyone who wants to review the plan in its entirety. There are two public hearings scheduled, one April 27<sup>th</sup> and one on May 5<sup>th</sup>, where the public can provide comments or concerns on the entire plan. Sturtevant will then need to hold a public hearing specific to our Village. We will then be asked to place a stamp of approval on the plan as a whole.

**Adjournment** – Motion Gary Johnson, Second Steve Jansen to adjourn. All ayes. Motion carried. Meeting adjourned at 6:38 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission