

Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, June 12, 2008

Regular Meeting

Members present: Steve Jansen, Tim Hastings, Bernetta Hutchinson, Gary Johnson, Fred Kobylinski, Mark Soine. **Absent (excused):** Michael Ramig. **Also attending:** Mark Janiuk.

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

- **Public Hearing – Proposed Ordinance for rezoning the property located at 2450 Wisconsin Street.**
No longer needed at this time. No action taken.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Bernetta Hutchinson to accept the minutes from the Regular Meeting of the Planning Commission on May 8, 2008 except the first sentence under Public Hearing should read “The allotted time has passed and no comments were submitted”. All ayes. Motion carried.

- **Boomer’s Billiards – 9824 Durand Avenue: Change of ownership for Pool Hall – Conceptual/Preliminary/Possible Final Approval**

William Buhs is requesting approval for change of ownership for Boomer’s Billiards with no changes to the business. He has been before the DRC – no problems were noted. As the conditional use permit stays with the business, the terms for conditional use are still in effect for the change of ownership.

Motion Gary Johnson, Second Bernetta Hutchinson to grant final approval to Boomer’s Billiards at 9824 Durand Avenue for a change of ownership as requested. All ayes. Motion carried.

- **Winona Pattern & Mold – 2450 Wisconsin Street: Rezone Request from Business District Zoning to Industrial Zoning; Remodeling/Addition-Final Approval; Conditional Use Permit to Design and Manufacture Tooling for the Foundry and Aerospace Industries-Final Approval**

Winona Pattern & Mold has submitted a letter to withdraw their request for rezoning and occupancy for the property at 2450 Wisconsin. No action is required.

- **Wisconsin Air Academy – 10508 Durand Avenue: New Construction of Mobile Classrooms for Air Academy- Final Approval; Amendment to Conditional Use Permit to Operate Mobile Classrooms for Air Academy Students- Final Approval**

Wisconsin Air Academy has asked for an additional 30 days before coming to the PC for final approval. This item will be place on next month’s agenda.

- **Sundance, Inc. – 9508 Michigan Avenue, Suite C: Conditional Use Permit to Operate a Lawn Care and Landscaping Business- Final Approval**

Jamie Harris of Sundance was to meet with the DRC to discuss conditions for conditional use, including items such as a silt fence, location of soil pile, curb line clean-up, etc. Mr. Harris has not complied with this request even though he was reminded several times via e-mail. In addition, he is absent from tonight’s meeting. It was also noted that the fence is still open even after the excavator was removed and it has been documented that there have been, at times, vehicles and trailers parked on the right of way grass between the fence and the road. It appears that there has been no attempt at compliance with issues discussed with Mr. Harris at the previous meeting.

Motion Bernetta Hutchinson, Second Gary Johnson to deny a conditional use to Sundance, Inc. for operating a lawn care and landscaping business at 9508 Michigan Avenue. All ayes. Motion carried.

- **Yocco Trucking – 9113 Charles Street: Conditional Use Permit to Use Dirt Pile for Retail Sales-Preliminary/Conceptual/Possible Final Approval**

Yocco Trucking is seeking a conditional use to operate their business at this location. The plan is to construct an office and shop building, possibly as a rental on one side. There will be outdoor parking of machinery and the storage of operating materials such as stones and landscaping supplies. Rough sketches were submitted of several possible options. Prior to the building going up, they are requesting approval to begin moving some of the dirt currently on the property. There will be no storage of equipment prior to the proposed building going up.

Mr. Yocco is to work with the DRC to develop the final plans. He was informed that the new stormwater guidelines from the DNR are coming into effect and that there will be additional work needed to keep the runoff cleaner, particularly when disturbing sites more than an acre in size.

Motion Bernetta Hutchinson, Second Gary Johnson to grant conceptual and preliminary approval to Yocco Trucking for operation of their business at 9113 Charles Street. All ayes. Motion carried.

- **Rohner Asphalt – 9615 Charles Street: Conditional Use Permit to Use Dirt Pile for Retail Sales-Preliminary/Conceptual/Possible Final Approval**

Mr. Rohner is requesting a conditional use permit to operate his business on the three acre parcel adjoining his current property. Currently the plan is to use the property for the piling of various materials and possibly for parking some vehicles and equipment. The sketch submitted with the request shows the possible placement of an entrance to Charles Street with berms on each side.

There are concerns with location and material types planned. Conditions for conditional use may need to apply. Mr. Rohner was requested to come before the DRC to discuss, to which he agreed.

Motion Bernetta Hutchinson, Second Gary Johnson to grant conceptual and preliminary approval to Rohner Asphalt for the expansion of their business 9615 Charles Street. All ayes. Motion carried.

- **Lydia Group Home – 10101 Durand Avenue: Amendment to Conditional Use Permit for the Substitution of Panels for Building Façade – Preliminary/Conceptual/Possible Final Approval**

Lydia Group Homes has requested approval to make a product substitution for the previously approved Burnished, Scored CMU Sandstone Panels with a Designer Concrete Amber Rose Brick. The brick will be installed with modular units with mortar color to match. Samples of each were shown during the meeting. The change is driven by cost – the proposed material is less expensive and is being requested to attempt to stay within the budget plan.

It was noted that although the proposed material was not as attractive as the original material intended, it did meet the guidelines as required for new building construction in the Village.

Motion Gary Johnson, Second Bernetta Hutchinson to grant approval for the change to amend the conditional use for the building material as proposed. The amendment is to include a change to the paved portions of the property in front of the building – they are currently shown as asphalt and will be changed to concrete. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Renaissance Business Park – There has been discussions with a national company for some proposed buildings on the Johnson Farm property. The company intends to be at the next PC meeting. Leman USA is considering a large expansion and has requested some incentive considerations from the Village. The expansion would result in an increase in employees needed on site.

Residential Care Group Homes – Discussions continued from previous meeting concerning the State and the rules they apply to these homes. It was noted that the trend is to close nursing homes and push the issue into residential areas. Therefore, the homes are given special dispensation.

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

Respectfully submitted,

Mark Soine

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Secretary of the Planning Commission