

Village of Sturtevant

Planning Commission Meeting Minutes
Thursday, August 9, 2007

Regular Meeting

Members present: Steve Jansen, Gary Johnson, Fred Kobylinski, George Loumos, Jeff Seitz, Mark Soine.
Absent with excuse: Michael Ramig. **Also attending:** Mark Janiuk.

Meeting called to order by Steve Jansen at 6:05 p.m.

- **Acceptance of Prior Meeting Minutes**

Motion George Loumos, Second Gary Johnson to accept the minutes from the Regular Meeting of the Planning Commission on July 12, 2007. Motion passed.

- **Public Comments**

Floor was opened for public comments. No comments were presented.

- **Esser Twin Pipes – 2700 Wisconsin Street: Conditional Use Permit for Office Operation for the Sale of Concrete Conveyance Piping**

Twin Pipes is planning on leasing the entire first floor of the Racine/Kenosha Builders Association building at 2700 Wisconsin Street as a sales office. A list of terms and conditions for a conditional use permit has been given to Twin Pipes. It was noted that Item. E.5 prohibits the outside storage of equipment or parts.

Motion George Loumos, Second Gary Johnson to grant conditional use to Esser Twin Pipes for a sales office at 2700 Wisconsin Street Prime Construction LLC at 9600 Durand Avenue. All ayes. Motion carried.

- **Power Plus Electric – 2040 Wisconsin Street: New Construction, Final Approval and Conditional Use Permit for Contractor Rental Units**

Plans were received for the placement of the new building on the Power Plus property. Mr. Cabush indicated he would install a ditch on the west side for drainage and that the surveyor had just completed his work yesterday. A list of terms and conditions for conditional use were submitted by the Village. It was determined that the final survey plan along with drainage plans showing the swale would be needed for final approval.

No action taken. Item will be held over until next month.

- **Sunset Investments – 8601 Durand Avenue: Change of Ownership and Redevelopment / Modification to the former furniture store; Conceptual and Preliminary Approval**

The former Big Blue has been purchased by Sunset Investors and is planned to be redeveloped. For now, the building will be gutted and left as white-box retail. The interior may be divided into tenant spaces. Plans were submitted showing the extensive work to the outside which is planned: parking expansion to the south, parking and curb changes on the east and north, added storefront windows, added Mansard-style roof, added second story windows, storm water holding tanks and landscaping. A fence will be added on the south side of the parking lot and the abandoned drive along Durand Avenue will be eliminated. Sunset will need to work with the Wisconsin D.O.T to close the entrance on Highway 11. It was noted that final approval will require a storm water management plan for the planned holding tanks and a utility easement. It was also noted that any future tenants would need to apply for a conditional use permit.

Motion George Loumos, Second Gary Johnson to grand conceptual and preliminary approval to Sunset Investments for the building renovation plans at 8601 Durand Avenue. All ayes. Motion carried.

- **Captain Ron's – 8505 Durand Avenue: Remodeling / Reconstruction Final Approval and Conditional Use Permit for an Indoor Skateboarding Park**

Ron Christensen provided plans for the proposed skateboard park. The plans showed parking, retention pond and building elevations. Ron indicated a 4 foot high modero brick façade will be added to the south and east walls to dress up the building. He indicated there will be no addition to the skateboard building as originally proposed to allow for more parking. He is considering placing a dumpster will rollers between the two buildings to take care of that issue. Garbage pick-up would be twice a week. It was noted it would be a tight fit between the two buildings.

Storm water management is still a concern. More information is needed for the proposed retention pond including the issue of spill over from the pond into the wetlands area. The pond size may limit the amount of parking, which still needs to follow code or the issue will need to go to the Zoning Board of Appeals. Required for final approval are revised site plan along with storm water management plans. It was noted that an option for a retention pond is underground storage which may allow for a larger building and/or more parking. It was also indicated that Ron should start the commercial plan process – develop plans and submit to Fred for review.

No action taken at this time. Item held over until final plans are received.

- **Fountain Hall – 8505 Durand Avenue: Remodeling / Reconstruction Final Approval and Conditional Use Permit**

Chuck Beth submitted plans for his Fountain Banquet Hall. The plan is to remodel the front building into a banquet hall with a full service kitchen. The total capacity planned is 400, with a divider wall to accommodate smaller parties. Since this project is being done in conjunction with Captain Ron's Skateboarding Park, the same parking and storm water issues apply. Again, it was encouraged to submit commercial plans to Fred for review.

No action taken at this time. Item held over until final plans are received.

- **Lil Scotts Customs, LLC – 2920 Wisconsin Street: Conditional Use Permit for the Sale of Automobiles, SUVs and Trucks**

Thomas Squires is requesting a conditional use permit to sell vehicles on the property. A maximum of five vehicles is planned for any given time. The business will consist of mainly presold vehicles ready for customer pickup and therefore will be on the lot for a short period of time. Vehicle repairs will be sublet out. The 66' X 109' parking lot will be striped for sales area and customer parking. Access is from Wisconsin Street. The lot currently has adequate lighting and no additional signage will be required. A list of terms and conditions for conditional use were submitted to Mr. Squires.

Motion Steve Jensen, Second George Loumos to grant conditional use to Lil Scotts at 2920 Wisconsin Street to permit the sale of vehicles as proposed. All ayes. Motion carried.

- **Rehab Management Solutions – 8700 Durand Avenue, Suite C: Conditional Use**

RMS is a practice management company providing billing, accounting, marketing, HR and other back room operations for their Physical Therapy clinics nationwide. They are expanding their office into the suite next door to their current operation. There will be only minimal cosmetic changes to the interior of the space. Plans were submitted for review along with a lease agreement with the building owner. RMS will have approximately 5 employees to move into the additional office space. Employee parking will be in the rear of the building. There will be minimal visitors to the building. A list of terms and conditions for conditional use were given to RMS.

Motion George Loumos, Second Steve Jansen to grant conditional use to Rehab Management Solutions at 8700 Durand Avenue, Suite C as proposed. All ayes. Motion carried.

- **Educators Credit Union – 1300 90th Street: Remodeling/Alteration; Conceptual/Preliminary Approval and Approval of Conditional Use for a Phone Contact Center**

Educator's plan is to move their phone center employees from their current location onto the second floor of the 90th Street building. Hours of operation will be the same as the credit union. The second floor, which was originally planned for the phone center, is currently open and needs remodeling. Timing of the move is contingent on the remodeling of the second floor and the sale of the current phone center building and might take up to a year to complete. Item I on the list of terms and conditions for conditional use was changed from 6 months to 12 months. It was noted that Educators will need to reapply for the conditional use if no work is done in this time period.

Motion George Loumos, Second Steve Jansen to final approval and conditional use to Educators Credit Union at 1300 90th Street for the phone center as proposed. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Highway 11 – Wisconsin D.O.T has informed Sturtevant of the proposed timing for the road improvements for Highway 11 through the Village. The rework includes complete road replacement from 90th Stet east which includes widening with turn lanes. This includes the replacement of the railroad trestle at Willow Road, which is a huge expense for the State. It would be prudent for the Village to work on the new proposed Willow Road intersection, which would save the D.O.T. money on the trestle project, in turn help with other items the Village wants from the State.

Adjournment – Motion to adjourn. All ayes. Motion carried. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Mark Soine

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Secretary of the Planning Commission