

Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, October 8, 2009

Regular Meeting

Members present: Steve Jansen, Tim Hastings, Bernetta Hutchinson, Mike Ramig, Mark Soine. **Absent:** Gary Johnson. **Also attending:** Village Administrator Mark Janiuk.

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

- **Public Comment**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Bernetta Hutchinson, Second Tim Hastings to accept the minutes from the Regular Meeting of the Planning Commission on September 10, 2009. All ayes. Motion carried.

- **A-Plus Automotive – 9001 Durand Avenue: Conditional Use Permit to Operate an Automotive Garage - Conceptual/Preliminary/Possible Final Approval**

Christopher Gallinati, an ASE Certified Technician, has requested approval to open a general repair automotive shop adjacent to the Shell Station at Durand and 90th. He will offer general repair, maintenance and emission diagnostics for domestic and foreign cars and trucks. Hours will be 9am to 6 pm Monday thru Friday and 9am to 2 pm on Saturdays. There is no lift at the present location, but Chris plans on having one installed at some point.

Mr. Gallinati has met with the DRC. One concern was junk vehicles – Mr. Gallinati assured the commission there would be no such vehicles sitting around. It was also noted that the building was used as an automotive repair shop in the past. No other issues were presented.

Motion Bernetta Hutchinson, Second Mike Ramig to grant conditional use to A-Plus Automotive at 9001 Durand Avenue per the terms and conditions for conditional use. All ayes. Motion carried.

- **RKB Enterprises – 2620 90th Street: Possible Amendment to the Conditional Use Permit to Consider Granting an Extension to Parking Lot Paving Requirement – Conceptual/Preliminary/Possible Final Approval**

RKB Enterprises came before the Commission to request that an extension be granted on the requirement to pave or seed the stone and gravel covered area west of the existing building as previously agreed to. Plans for the building have not yet come to fruition, which has stalled the plan for either seeding or paving over the area in question. RKB has recently met with the DRC over ongoing erosion concerns related to the lot. Tim Hastings provided a sketch of the area to show the plan that is now in place to keep dirt and gravel from running into Charles Street. With the addition of an access drive extension at the south end of the current parking lot and containment of the gravel area on the west side of that lot, it was felt the erosion problem would be eliminated until that time when the gravel area could be covered.

Motion Bernetta Hutchinson, Second Mike Ramig to grant a change to the conditional use for RKB Enterprises with regard to the parking lot and extend the time for paving by two years. All ayes. Motion carried.

- **Wellcraft Contracting – 2731 90th Street: New Construction of a Storage Building for the Business - Conceptual/Preliminary/Possible Final Approval**

Mark Wiechert requested approval to construct a 30 X 60 storage building on his property at the end of his parking lot, approximately 210 feet from the road. The building would be the same construction as the current storage building.

Mr. Weichert has been before the DRC. It was noted that the current building is a pole barn type building which doesn't fit with the architectural standards that are currently in place in the Village. The DRC suggested that a treatment be done to the front on the existing building and to the proposed building to help dress up the structures. Mr. Weichert proposed a brick type façade on a portion of both buildings and provided pictures of another building as examples. It was agreed with would certainly help. He will work with the DRC to provide for a satisfactory end result for both the buildings.

Motion Bernetta Hutchinson, Second Mike Ramig to grant conceptual and preliminary approval to Wellcraft Contracting for the new storage building at 2731 90th Street with the final details to be worked out with the DRC. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Johnson Diversey – Newspapers indicate a change in JDI manufacturing from the Willow Road location to the new warehouse in the Renaissance Park. The current conditional use allows for some light assembly at the warehouse, but this move may require a change to the conditional use which will need to be approved.

Adjournment – Motion Steve Jansen, Second Mark Soine to adjourn. All ayes. Motion carried. Meeting adjourned at 6:33 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission