

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, October 10, 2013

Regular Meeting

Members present: Tim Hastings, Bernetta Hutchinson, Steve Jansen, Gary Johnson, Daryl Lynaugh, Jason Matelski, Mark Soine. Also attending: Mary Cole, Village Administrator.

Meeting called to order by Steve Jansen at 6:03 p.m.

- **Public Comments**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Bernetta Hutchinson to accept the minutes for the special meeting of the Planning Commission on September 26, 2013. No questions or comments. All ayes. Motion carried.

- **Bliffert Lumber & Fuel Company – 10050 Durand Avenue Drive**

- Conditional Use Permit to Operate a Retail/Wholesale Lumber Facility - Conceptual / Preliminary / Possible Final

Approval

Bliffert Lumber & Fuel Company is looking to expand its servicing area outside the current Milwaukee and Waukesha areas by opening a store at 10050 Durand Avenue. The store will serve industrial and commercial businesses for their building needs with future plans to offer retail products for building and remodeling. Hours of operation will be Monday through Friday, 7 am to 5 pm. They will start with 12 full time employees with the eventual goal of having 25 full time employees with benefits.

They have been before the DRC and are in the process of making the necessary improvements such as striping the parking lot (including handicap stalls) and removing the barbed wire located on the fence. Also, fencing will be painted as soon as possible, depending on weather. A June 1, 2014 date was given as the deadline for this item. The Bliffert sign will be at the same location as the previous business signage. Sign measurements are to be provided to the Village Administrator for final approval. The Bliffert representative indicated they have reviewed the Terms and Conditions for Conditional Use and have no questions.

Motion Bernetta Hutchinson, Second Daryl Lynaugh to grant conditional use to Bliffert Lumber to do business at 10050 Durand Avenue per the Terms & Conditions of Conditional Use with a June 1, 2014 date to complete the fence painting as discussed. Hastings, aye. Lynaugh, aye. Hutchinson, aye. Matelski, aye. Johnson, abstain. Soine, aye. Jansen, aye. Motion carried.

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

- Building Addition – Final Approval

- Consideration of a Certified Survey Map Combining Two Parcels – Final Approval

Final plans are still in process with some minor change to details. One item noted is the landscape plan will show a steep 2:1 slope at the west end of the building, an area that will be low or no mow area due to the slope. It was also noted that Kerry has received conditional approval from the Renaissance Review Board with the updated plans addressing all of RBB items.

Motion Tim Hastings, Second Bernetta Hutchinson to grant final approval to Kerry, Inc. for a building addition at 1751 Enterprise Drive as proposed, conditionally approved pending completion of several items for final staff approval including CSM Affidavit correction, DNR NOI permits, photometric and landscaping plans, and final Renaissance Review Board approval. All ayes. Motion carried.

- **Discussion of the Zoning Ordinance Update**

The ordinance update has been finalized as of Oct. 9. The Plan Commission and Village Board will now have a chance to review and comment after which a public hearing will be set.

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

No potential business noted.

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 - Planning Commission