

Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, March 14, 2013

Regular Meeting

Members present: Tim Hastings, Bernetta Hutchinson, Steve Jansen, Gary Johnson, Daryl Lynaugh, Mike Ramig, Mark Soine. Also attending: Mary Cole.

Meeting called to order by Steve Jansen at 6:04 p.m.

- **Public Hearing**

- Discussion and Consideration of the proposed Conditional Use Permit for United Natural Food, Inc., 3138 CTH H, to Operate a Distribution Facility

- Discussion and Consideration of the proposed Conditional Use Permit for All One Self Storage, 1850 Wisconsin Street, to Operate a Storage Facility

- Discussion and Consideration of the proposed Conditional Use Permit for K&J Health Center, 8020 Durand Avenue, Unit F, to Operate a Massage Establishment

Motion Daryl Limbaugh, Second Gary Johnson to open the Public Hearing in regard to discussion and consideration of the proposed conditional use permits for United Natural Foods at 3138 CTH H, All One Self Storage at 1850 Wisconsin Street and K&J Health Center at 8020 Durand Avenue. All Ayes. Hearing opened at 6:05 p.m. Public comments were solicited.

- **Public Comments**

No public comments.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Daryl Lynaugh to accept the minutes from the Regular Meeting of the Planning Commission on February 14, 2013. No questions or comments. All ayes. Motion carried.

- **United Natural Foods, Inc - 3138 CTH H**

- New Construction of Distribution Facility – Final Approval

- Conditional Use Permit to Operate a Distribution Facility – Final Approval

- Sign Permit – Final Approval

United Natural Foods provided the final plans for their distribution facility at the southwest corner of Hwy 11 and County Hwy H. A brief presentation was provided. Per the Village Engineer's review, there are several minor changes needed with respect to elevations, berms, drainage, etc. UNFI has been receptive to these changes and will adjust the plans accordingly. A draft of the conditional use permit was presented by Elaine Ekes, legal counsel for the Village, with a number of the items referenced. Pertaining to lighting requirements, UNFI did note that the LEED certification they are striving for requires strict lighting standards. It was noted that this should be acceptable to the Village.

Motion Tim Hastings, Second Mike Ramig to approve the conditional use permit for United Natural Foods, Inc. at 3138 County Highway H to operate a distribution facility for the four reasons set forth in the staff recommendations and subject to the conditions recommended by staff, with numbers 1(a) through (ff). All ayes. Motion carried.

Motion Bernetta Hutchinson, Second Daryl Lynaugh to grant sign approval to United Natural Foods, Inc. at 3138 County Highway H. All ayes. Motion carried.

Motion Gary Johnson, Second Daryl Lynaugh to grant final approval to United Natural Foods, Inc. for the new construction of a distribution facility at 3138 County Highway H contingent on staff approval of final plans with minor changes as discussed. All ayes. Motion carried.

- **Public Hearing**

The allotted time has passed and no comments were submitted. Motion Daryl Lynaugh, Second Bernetta Hutchinson to close the Public Hearing. All ayes. Motion carried. Public Hearing closed at 6:24 p.m.

- **All One Self Storage – 1850 Wisconsin Street:**
 - **New Construction of Several Storage Buildings – Final Approval**
 - **Conditional Use Permit to Operate a Storage Facility – Final Approval**

All One Self Storage presented a final building plan for storage buildings and outside storage at 1850 Wisconsin, showing the initial phase in the center of the property with a climate controlled storage building and an RV canopy storage building, plus outside storage on the west side of the property. Appearance of the buildings is unchanged from the last plan that was submitted in February.

For the terms and conditions for conditional use, discussion revolved around line item (d)., with the installation of a permanent chain link privacy slat fence on the north and south property lines to limit the view from the adjacent properties. It was agreed that these north and south fences would move as the property was developed with additional buildings and with the Phase I fence being quite a distance away from the adjacent properties, Phase I would be allowed to have the privacy portion of the fence (with slats) to be installed just up to the corners of the respective buildings. An additional change was to add extension language to line item (m). dealing with the timing of the work to be completed.

Motion Daryl Lynaugh, Second Mike Ramig to grant approval to All One Self Storage for the new construction of several storage buildings for Phase I at 1850 Wisconsin Avenue. Hastings, aye. Johnson, abstain. Hutchinson, aye. Lynaugh, aye. Ramig, aye. Soine, Aye. Jansen, aye. Ayes have it. Carried.

Motion Daryl Lynaugh, Second Bernetta Hutchinson to grant conditional use to All One Self Storage to operate a storage facility at 1850 Wisconsin Avenue based on the terms and conditions of conditional use and contingent on site review and approval by Village Staff. Hastings, aye. Johnson, abstain. Hutchinson, aye. Lynaugh, aye. Ramig, aye. Soine, Aye. Jansen, aye. Ayes have it. Carried.

- **K&J Health Center – 8020 Durand Avenue, Unit F:**
 - **Conditional Use Permit to Operate a Massage Establishment – Conceptual/Preliminary, Possible Final Approval**

No representatives were present. In addition, it was noted that some of the required paperwork was missing.

Motion Bernetta Hutchinson, Second Steve Jansen to hold item over due to an incomplete application. All Ayes. Motion carried.

- **Discussion of the Zoning Ordinance Update**

The ordinances are completed and compiled. The finished product is being reviewed by the Adhoc Committee and at some point will be submitted to the Plan Commission for review and consideration for referral to the Village Board.

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

The Village has been trying to get a restaurant established in the Renaissance to no avail as of yet, but the work continues. It is been noted we've been told this area is typically not in any study area for placing eating establishments, mainly due to low population densities.

Adjournment – Motion Gary Johnson, Second Bernetta Hutchinson to adjourn. All ayes. Motion carried. Meeting adjourned at 7:20 p.m.

Respectfully submitted,

Mark Soine

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Secretary - Planning Commission