

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
Thursday, January 14, 2010

**Regular Meeting**

**Members present:** Steve Jansen, Gary Johnson, Tim Hastings, Bernetta Hutchinson, Mike Ramig, Mark Soine.  
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 Gary Johnson, Second Tim Hastings to accept the minutes from the Regular Meeting of the Planning Commission on December 10, 2009. All ayes. Motion carried.

- **Clear Choice USA – 9600 Durand Avenue: Conditional Use Permit to Operate a Window Replacement Company - Conceptual/Preliminary/Possible Final Approval**

Clear Choice is requesting to use the commercial space at 9600 Durand Avenue to operate a replacement window and door company. A small portion of the space will be used as work space for administrative duties related to running the company. There will also be a small showroom for appointment only. The rest of the space will be used to store customer windows and doors prior to installation along with related products required for the installations. As most of the product showing will take place in the customers' homes, there will be a limited amount of traffic at the location. Clear Choice expects one delivery of parts and supplies each week.

The list of terms and conditions for conditional use were supplied to Dave Ellis, one of the owners. Due the nature of the business, the number of hours at the shop will be limited at this time, however, for future needs it was agreed to set the hours of operation from 8:00 a.m. to 5:00 p.m. Monday thru Saturday and/or by appointment only. Clear Choice was reminded to check with the Racine Water Department for any water hook-up issues and reminded they will need to check with the Building Inspector for any potential remodeling needed.

Motion Gary Johnson, Second Bernetta Hutchinson to grant conditional use to Clear Choice USA to operate a window replacement business at 9600 Durand Avenue contingent on the terms and conditions of conditional use provided. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

No new items up for discussion.

**Adjournment** – Motion Gary Johnson, Second Steve Jansen to adjourn. All ayes. Motion carried.  
Meeting adjourned at 6:17 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission