

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
*Thursday, April 11, 2013*

***Regular Meeting***

**Members present:** Tim Hastings, Bernetta Hutchinson, Steve Jansen, Gary Johnson, Daryl Lynaugh, Mark Soine. Absent: Mike Ramig.

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

- **Public Hearing**
  - **Discussion and Consideration of the proposed Conditional Use Permit for Olsen Graphics, LLC – 10351 Washington Avenue, Unit B, to Operate a Photo Gallery and Gift Store**
  - **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 Lynaugh, Second Gary Johnson to open the Public Hearing in regard to discussion and consideration of the proposed conditional use permits for Olsen Graphics at 10351 Washington Avenue and K&J Health Center at 8020 Durand Avenue. All Ayes. Motion carried. Hearing opened at 6:03 p.m.

- **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 from March 14, 2013. No questions or comments. All ayes. Motion carried.

- **Olsen Graphics, LLC – 10351 Washington Avenue, Unit B**
  - **Conditional Use Permit to Operate a Photo Gallery and Gift Store - Final Approval**

Olsen Graphics has reached a lease agreement for the space formerly occupied by Grapes 2 Glass. The Gallery will primarily feature the photography and other works of art by Scott Olsen, many of which depict the Wind Point Lighthouse and other scenic shots of the area. Gifts such as glass cutting boards, keepsake boxes, coaster, mugs, etc. will be available. Olsen Graphics will also move their operation of graphics design and layout, desktop publishing and printing to this space.

Linda Olsen acknowledged receipt of the terms and conditions of conditional use. There are no issues with the exception of the address given in Item 2. That will be corrected.

Motion Bernetta Hutchinson, Second Daryl Lynaugh to grant final approval to Olsen Graphics to operate a photo gallery and gift store at 10351 Washington Avenue sign contingent on terms and conditions for conditional use. All ayes. Motion carried.

- **Public Hearing**

The allotted time has passed and no comments were submitted. Motion Gary Johnson, Second Bernetta Hutchinson to close the Public Hearing. All ayes. Motion carried. Public Hearing closed at 6:23 p.m.

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

Again no representatives were present. As noted at the previous Plan Commission meeting, some of the required paperwork was still missing.

Motion Tim Hastings, Second Gary Johnson to deny the request for conditional use permit based on incomplete application. All Ayes. Motion carried.

- **Consider/act on a Certified Survey Map combining four parcels located at 3138 CTH H to Facilitate Conveying Said Parcels to Unified Natural Foods, Inc. – Conceptual, Preliminary, Possible Final Approval**

The Plan Commission reviewed the CSM for the parcels at the southwest corner of CTH H and Hwy 11. Per Tim Hastings, there is an adjustment needed to amend the CSM to include the Village monument sign easement on the northwest corner of UNFI's new property. The easement will allow the Village to maintain the sign.

Motion Tim Hastings, Second Gary Johnson to approve the CSM combining the four parcels at 3138 CTH H to facilitate conveying parcels to United Natural Foods including the revision for the proposed Sturtevant sign easement. All Ayes. Motion carried.

- **Discussion of the Zoning Ordinance Update**

The finished product is in its final stages and will be reviewed in the next two weeks. There may be some additions made concerning wind turbines in the Village.

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

The Village is still working to get a restaurant established in the Renaissance. Hopefully some incentives with respect to the TID will help, but timing is becoming an issue.

The SportsPlex may be coming before the Plan Commission to discuss remote parking due to the large number of customers they may have at certain times.

**Adjournment** – Motion Gary Johnson, Second Mark Soine to adjourn. All ayes. Motion carried. Meeting adjourned at 6:40 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

**Secretary - Planning Commission**