

Village of Sturtevant

Planning Commission Meeting Minutes

Thursday, July 10, 2008

Regular Meeting

Members present: Steve Jansen, Tim Hastings, Bernetta Hutchinson, Gary Johnson, Fred Kobylinski, Mike Ramig, Mark Soine. Also attending: Mark Janiuk.

Meeting called to order by Steve Jansen at 6:08 p.m.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Steve Jansen to accept the minutes from the Regular Meeting of the Planning Commission on June 12, 2008. All ayes. Motion carried.

- **Public Comments**

No public comments.

- **Wisconsin Air Academy – 10508 Durand Avenue: Request for Adjournment**

Wisconsin Air Academy has come to an impasse with the property owner on several issues and has requested an adjournment. From the Village standpoint, there are no issues to resolve. Jeffrey Starke from the Air Academy thanked the Village for our time and efforts.

- **Sundance, Inc. – 9508 Michigan Avenue, Suite C: Conditional Use Permit to Operate a Lawn Care and Landscaping Business- Conceptual/Preliminary, Possible Final Approval**

Jamie Harris of Sundance has met with the DRC to discuss conditions for conditional use. Terms and conditions of conditional use were agreed on and documented. List includes hours of operation, types of items to be stored outside, the addition of a stone tracking pad, limits on equipment storage, provisions for water runoff, etc. Mr. Harris requested a copy of the conditional use permit once it was approved by the Board. He indicated the tracking pad construction would start next week.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval for conditional use to Sundance, Inc. for operating a lawn care and landscaping business at 9508 Michigan Avenue based on the terms and conditions for conditional use dated 7/10/08. All ayes. Motion carried.

- **Educators Credit Union – 1300 90th Street: Temporary Amendment to Conditional Use Permit – Conceptual/Preliminary/Possible Final Approval**

Educators requested a temporary amendment to their conditional use permit to facilitate their annual car sale at the 1300 90th Street address. They would like to display up to 125 vehicles for a three day sales event. Arrangements have been made for employees to park in adjacent lots so members would have sufficient parking. It was noted this is the third year for such a sales event and there have been no issues or concerns that have cropped up in the past.

Motion Bernetta Hutchinson, Second Mike Ramig to grant approval for a temporary amendment to the Educators Credit Union conditional use for the event as proposed. All ayes. Motion carried.

- **Yocco Trucking – 9113 Charles Street: Conditional Use Permit to Use Dirt Pile for Retail Sales - Final Approval**

Yocco Trucking is seeking a conditional use to operate their business at this location. The plan is to construct an office and shop building at some point, possibly as a rental on one side. They have submitted rough sketches of several possible options, but the building design is undecided at this time. They would like to begin by building an access road and initiating operations with the storage of operating materials such as stone, topsoil, etc.

Per meetings with the DRC, it was decided there will be a two phase process since the building plans have not been decided. Phase 1 will allow for an access road, with a tracking pad, and the use of the property for storage of material, but no equipment storage. The list of terms and conditions for conditional use have been given to Mr. Yocco. The second phase will require a complete building and site plan which, in turn, will require additional approvals.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval to Yocco Trucking for operation of their business at 9113 Charles Street as outlined in the terms and conditions for conditional use. All ayes. Motion carried.

- **Rohner Asphalt – 9615 Charles Street: Conditional Use Permit to Use Dirt Pile for Retail Sales - Final Approval**

Mr. Rohner is requesting a conditional use permit to operate his business on the three acre parcel adjoining his current property. Currently the plan is to use the property for the piling of various materials and possibly for parking some vehicles and equipment. The sketch submitted with the request shows the possible placement of an entrance to Charles Street with berms on each side.

Mr. Rohner has met with the DRC and a list of terms and conditions for conditional use have been given to him. It allows for storage of certain materials on the property and that access will be from the adjacent property. Access directly off of Charles Street would require additional approvals. Those approvals would include a 10 ft X 50 ft stone tracking pad.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval to Rohner Asphalt for operation of their business at 9615 Charles Street as outlined in the terms and conditions for conditional use. All ayes. Motion carried.

- **Ashley Capital – Two Parcels on West Road: New Construction of an 86 Acre Business Park – Conceptual/Preliminary Approval; Conditional Use Permit to Construct an 86 Acre Business Park – Conceptual/Preliminary Approval; Sign Approval**

Ashley Capital appears before the Plan Commission with plans to create a new 86 acre business park named Enterprise Business Park in the Village of Sturtevant and the Village of Mt. Pleasant. The project features distribution, assembly, manufacturing, and research and development space targeted toward mid-size and large companies. The site will be a fully enclosed campus with three buildings and a private drive. The three entrances off of Renaissance Boulevard will aid traffic flow. Large setbacks, landscaped berms and ponds surround the site. Stormwater management will meet or exceed requirements. The development will be done in phases. Although it is not known which building will go in first, the first building will be started at least by spring of 2009.

Since the park is in two villages, an agreement between Mt. Pleasant and Sturtevant for municipal sewer and water will be required. Also, Ashley may need to separate the parcel out for mortgage purposes. Once the buildings are available, tenants will need to come in for conditional use permits.

Motion Bernetta Hutchinson, Second Gary Johnson to grant conceptual and preliminary approval to Ashley Capital for building an 86 acre business park as proposed. All ayes. Motion carried.

- **Sturtevant Soccer, LLC – Corner of Renaissance Blvd & Stellar Avenue: New Construction of an Indoor Soccer Complex and Banquet Hall – Conceptual / Preliminary Approval; Conditional Use Permit to Operate an Indoor Soccer Complex and Banquet Hall – Conceptual/Preliminary Approval**

The Sturtevant Soccer Complex will be a full-service indoor soccer complex. The complex will consist of a 91,000 sq.ft. pre-cast concrete building with a slightly sloped roof. The building will contain three 85 X 185 fields with adjacent viewing bleachers. The complex will include banquet facilities, snack bar and administrative offices. As a future option, truck doors could be added to one side for conversion to industrial use. The three outdoor soccer fields shown on the plan are concept only at this stage. The plan is for the foundation to be in place before winter with the complex to be finished September/October of 2009. Sturtevant Soccer will be applying for a beer and wine license.

The main issue will be parking. With such a large complex, there is a need to address concerns with traffic flow and stacking problems. Sturtevant Soccer indicated they may try to work a parking deal with Marcus Theatre next door, however there would need to be provisions for people walking between the two facilities.

Motion Gary Johnson, Second Mike Ramig to grant conceptual and preliminary approval to Sturtevant Soccer Complex, LLC at the corner of Renaissance Blvd and Stellar Avenue for the plans as proposed. All ayes. Motion carried.

- **Smart Growth / Comprehensive Plan – Zoning / Map Review**

The Plan Commission reviewed the current and potential zoning possibilities with regard to Smart Growth. Much of the current zoning in the Village will not need any change – the main focus is in the area west of the railroad tracks and a small area in the southeast section of the Village. It was noted that there is a need to find procedures for mass zoning change, if it comes time to change the current layout.

- **Commissioners and/or Staff Discussion**

Heartland – There has been no commercial development to date and it appears there has been no additional residential development lately across from Farm & Fleet. It was noted that the developers agreement allows for a timeline in which property values increase even without development as proposed during the approval process.

Adjournment – Motion Gary Johnson, Second Tim Hastings to adjourn. All ayes. Motion carried. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Mark Soine

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Secretary of the Planning Commission