

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, July 14, 2011

Regular Meeting

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

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

- **Public Hearing – Proposed Ordinance to Amend Chapter 17 of the Code of Ordinances of the Village of Sturtevant Relating to Zoning of 10580 Durand Avenue, Parcel 1810322220013010**

The public hearing is in regards to the proposed Ordinance 2011-05 to amend the Village Zoning Ordinance and Zoning Map by rezoning Parcel 20-013-010 at the northwest corner of West Road and Highway 11 from “Institutional District” to “Industrial District”.

Motion Steve Jansen, Second Gary Johnson to open the public hearing for comments. All ayes. Motion carried. Public hearing opened for comments at 6:00 p.m. It was noted that this action was to revert the property back to its original zoning.

No objections or comments were offered.

Motion Gary Johnson, Second Bernetta Hutchinson to close the public hearing for Ordinance 2011-05. All ayes. Motion carried.

Public hearing closed at 7:16 p.m.

Motion Bernetta Hutchinson, Second Gary Johnson to recommend that the Village Board approve proposed Ordinance 2011-05 to rezone Parcel 20-013-010 from “Institutional District” to “Industrial District”. All ayes. Motion carried.

- **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 July 14, 2011. All ayes. Motion carried.

- **Ritter Technology – 9950 Durand Avenue: Conditional Use Permit to Operate as a Hose & Fitting Distributor - Conceptual, Preliminary, Possible Final Approval**

Tom Savignac is proposing to open a Parker store at 9950 Durand Avenue to service all the industries in the area as a retail operation with hydraulic components. Ritter Technology is one of Parker Hannifin’s largest industrial hydraulic and pneumatic distributors and has a number of stores operating in Wisconsin. This location will have one full time employee with hours from 8:00 am to 5:30 pm Monday through Friday.

Mr. Savignac has been before the DRC. The business will occupy the eastern side of the same building used by Red’s Cycles. Only issue was striping of the parking lot, which has been completed. The Terms and Conditions for Conditional Use have been reviewed.

Motion Bernetta Hutchinson, Second Mark Soine to approve the conditional use for Ritter Technology to operate as a hose & fitting distributor at 9950 Durand contingent on the terms and conditions for conditional use. All ayes. Motion carried.

- **Killarney Kourt – 8800 Shannon Lane: Amendment to Conditional Use to Operate a Residential Care Apartment Complex (RCAC) - Conceptual, Preliminary, Possible Final Approval**

Capri Communities, the management agent of Killarney Kourt, is requesting an amendment to their conditional use which would allow them to provide enhanced supportive services to residents. Capri has noted the need for supportive services as the residents experience the aging process, services which many of the residents already contract with outside Home Health Care Providers. With that, they plan to expand their services provided at Killarney to include enhanced service offerings including dining, personal care, and limited health care to those residents that desire the option. In order to do this, The State of Wisconsin requires acknowledgement of the plan through an application for certification as a

residential care apartment complex (RCAC). Capri has applied for a certification to provide up to 55 of the 79 units in Killarney with these enhanced services. It was noted that the certification will only apply to those residents that need the services and enter an agreement to receive them and that other residents not in need of enhanced services will not be impacted. Initially there will be 1 staff member on duty 24 hours, typically a part time RN with remaining times filled with LPNs. They did indicate that by license, there are limits to the type of residents that can move in. In addition, 28 hours a week is the maximum number of hours that can be legally provided for an individual. When residents advance past that number, they will need to move.

In addition, it was also noted that the enhanced services will not require any changes to the exterior of the building, although there are plans to make a limited number of internal improvements in certain apartments to improve accessibility for persons with physical disabilities.

Capri Communities stressed that this would allow residents to stay in their apartments longer rather than move to assisted living, and although it can replace outside care services in use at the apartments now, Capri will not restrict other services and residents will not be forced to accept Capri's services. In fact, Capri feels this may provide care services for those who can't afford other services.

There were a number of current Killarney Kourt residents in attendance and they expressed their concerns which included: loss of privileges and mandatory rule changes due to changes resulting from addition of services, that adding personal makes limited parking even tighter and changing the basic premise of the apartments from an over 55 housing unit to more of an institutional facility. There were also a number of complaints not related to the request Capri's request for an amendment to their conditional use.

After some discussion, the Plan Commission members decided it would be appropriate to hold this issue over for the next meeting to allow some time to digest the information and comments presented.

Motion Mark Soine, Second Bernetta Hutchinson to carry item over for 30 days until the next Planning Commission. All ayes. Motion carried.

- **Will's RV – 10500 Durand Avenue:**
 - **Rezoning of Parcel from "Institutional" to Industrial" Zoning – Final Approval**
 - **Conditional Use Permit to Store Campers and Trailers – Final Approval**

It was noted that the public hearing has been held and the Plan Commission has recommended the zoning change as proposed. Will's RV has worked with the DRC to finalize the details on the plans for the parcel. In addition, the terms and condition of conditional use have been reviewed by Will's. It was noted that a storm water management plan would need to be submitted prior to entering the second phase of the project.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval for conditional use to Will's RV to store campers at 10580 Durand Avenue per the terms and conditions of conditional use. All ayes. Motion carried.

- **Village Liquor – 9524 Durand Avenue: Conditional Use Permit to Operate a Liquor Store – Final Approval**

Village Liquor was not ready to present plans for final approval. Hold over until next meeting.

- **Discussion of the Zoning Ordinance Update**

No comments except that work is progressing.

- **Future Meetings**

No comments.

Adjournment – Motion Gary Johnson, Second Bernetta Hutchinson to adjourn. All ayes. Motion carried. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission