

Village of Sturtevant
Planning Commission Meeting Minutes
Wednesday, December 12, 2007

Meeting called to order by President Jansen at 6:00 PM.

1. Roll Call - Members present: G. Johnson, M. Ramig, T. Hastings, F. Kobylinski, and S. Jansen. Absent: M. Soine, G. Loumous.
2. Acceptance of previous meeting minutes – Minutes were not available, so will be accepted at next meeting.
3. Public Comment – There was no public comment tonight.
4. Heartland Development; Northeast corner of Hwy. “H” and Washington Ave. Review of 13000 sq. ft. retail building – Brief discussion was held in regard to the type of retail business. M. Johnson, S. Ramig to grant final approval of the 13000 sq. ft. retail strip mall. Contingent on staff review and approval of those items mentioned in the engineering review letter dated December 11, 2007, and subject to the terms and conditions for condition use as provided.
Roll Call Vote: Ayes-5 Nays-0
5. ProLogis-Johnson Farm, 2617 West Road – There was no representative from ProLogis, so this item is to be held over.
6. O’Brien & Herman Plumbing, change of ownership, remodeling, conditional use permit – Brief discussion was held and the planning commission was informed by Mr. Dave O’Brien that a Quit claim deed is in process for a change of ownership and combining two tax parcels into one parcel. . M. Johnson S. Ramig to grant final approval for a change of ownership, remodeling and a conditional use permit for O’Brien & Herman Plumbing at 10640 Durand Ave. Roll Call Vote: Ayes-5 Nays-0
7. Bauer Sign Co. 10340 Washington Ave. Sign approval for Renaissance Place – Discussion was held in regard to the design of the sign. M. Johnson S. Ramig to grant final approval of the sign, contingent upon staff review for placement. Roll Call Vote: Ayes-5 Nays-0
8. Cedar World Furniture 8601 Durand Ave. Remodeling/addition, conditional use permit – The perspective owners gave a brief description of the type of business and operation. They will use approximately 1/3rd of the building. M. Johnson S. Ramig to grant final approval to Cedar World Furniture for the remodeling/addition and to abide by the terms of the Conditional Use Permit.
Roll Call Vote: Ayes-5 Nays-0

9. Don's Towing – There was no representative from Don's towing so this item will be held over to the next meeting.

10. Angel Lithographing 2620 90th St. Remodeling/Addition & Conditional Use Permit – A brief description was given by Mr. Angel of his proposed business in a portion of the old Internet building. He will be using the southernmost portion of the building for his business. He has already signed a lease with Mr. Ray Biddle the owner of the building. He will need to remodel for offices and a conference rooms. He plans to use the existing monument for his sign. This meets the requirements for the current sign ordinance. M. Ramig S. Johnson to grant final approval for the remodeling/addition and the terms under the Conditional Use Permit. Roll Call Vote: Ayes-5 Nays-0

11. Commissioners & Staff Discussion –
 - a. Wisconsin Air Academy – No one know whether the land has been purchased or not. No permits have been pulled as of this date.
 - b. ProLogis (Johnson Farm) Tim Hastings stated that he has been told by ProLogis that the project is still a go. The developer is waiting for ProLogis's main office to sign the lease for the building.
 - c. Building at 8601 Durand Ave. – Discussion held in regard to the remodeling of the building and an estimated date of completion.

M. Johnson S. Ramig to adjourn. Ayes-5 Nays-0
Adjourned at 6:51 PM

Submitted by John Johnson acting secretary.