

City of Racine

Room 103, City Hall



Meeting Minutes

Wednesday, August 9, 2006

4:15 PM

Room 103, City Hall

City Plan Commission

*Mayor Gary Becker, John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Alderman Gregory Holding,
Howard Harper, Jud Wyant*

Mayor Becker called the meeting to order at 4:15 p.m.

PRESENT: Gary Becker, John Dickert, Vincent Esqueda, Gregory Holding, Howard Harper and Jud Wyant

EXCUSED: Elaine Sutton Ekes

*OTHERS PRESENT: Alderman Jim Kaplan
Alderman Keith Fair
Alderman Tim Hermes
Matthew Sadowski, Principal Planner
Rick Heller, Chief Building Inspector
Jim Luellhoff, Associate Planner*

Approval of Minutes for the July 26, 2006 Meeting

A motion was made by Commissioner Esqueda, seconded by Alderman Holding to approve the minutes, as distributed. Motion approved.

06-2288

Subject: Direct Referral. Review of a use supplement for the Flex Development Overlay District at 720 S. Marquette Street.

Recommendation: That a use supplement be adopted by a resolution of the Common Council in association with a Flex Development Overlay District at 720 South Marquette Street, subject to the following conditions:

- a. That all uses listed in the underlying "R-5: General Residence District are permissible by right or by conditional use permit as specified in said district.
- b. That all applicable permits are obtained from the Building Inspection Department.
- c. That the following flex uses are permitted in addition to those permitted in the "R-5" General Residence District:
 1. Permitted uses: those uses permitted in the "B-1" Neighborhood Convenience District including un-amplified live entertainment, dwelling units below the second floor, excepting those other uses excluded herein.
 2. Conditional uses: those conditional uses permitted in the "B-1" Neighborhood Convenience District, community living arrangements, group day care facilities, excepting those other uses excluded herein.
 3. Uses excluded: banks, convenient cash establishments, laundromats, convenience stores, grocery stores, meat and fish markets, taverns, cocktail lounges, appliance repair, telephone booths, coin operated telephones, community living arrangements and group day car facilities as permitted

uses, non-resident vehicle storage, community gardens, transmission towers, boarding houses, lodging houses, rooming houses,

- d. That all aspects of the flex uses and all other uses shall be contained on site.
- e. That all trash and recyclables be stored in closed containers and screened from view.
- f. That the Chief Building Inspector or Director of City Development may impose additional conditions on a single or a group of flex uses to mitigate potential negative impacts on the subject or surrounding properties. Decisions in this regard may be appealed by the affected operator(s) to the Plan Commission who will forward a recommendation to the Common Council.
- g. That upon consultation between the Chief Building Inspector and Director of City Development, additional uses not listed in this resolution may be permitted if found to comply with the spirit and intent of this flex development and the Flex Development Overlay District
- h. That all applicable codes and ordinances be complied with and required permits acquired.
- i. That no minor changes be made from the conditions of this flex development without the approval of the Plan Commission and no major changes be made without the approval of the Common Council.
- j. That this flex development is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Recommended For Approval

[06-2296](#)

Subject: Direct Referral. Request by Narendra Sha seeking a conditional use permit to construct additions to the convenience store at 2418 Douglas Avenue for a 1,110 sq. ft. single bay car wash and 1,500 sq. ft. laundromat.

Recommendation: To defer action on this matter to allow staff time to meet with Mr. Ceechini to discuss site plan alternatives.

Fiscal Note: N/A

Recommendation: That the request by Narendra Shah of Balark, LLC seeking an amendment to a conditional use permit to construct additions to the convenience store at 2418 Douglas Avenue for a car wash and laundromat addition to the convenience store at 2500 Lathrop Avenue be approved subject to the following conditions:

- a. That the plans presented to the Plan Commission of August 9, 2006 and marked "Plan D" be approved subject to the conditions contained herein.
- b. That all building and occupancy permits be requested from the Building Inspection Department.
- c. That the maximum hours of operation be from 4:00 a.m. to midnight (12:00 a.m.) daily with no fuel pump operations outside of the maximum hours of operation.
- d. That the maximum hours of operation for the vacuum and car wash be from 6:00 a.m. to 9:00 p.m. daily.
- e. That all aspects of the operation of this business be conducted indoors including vending machines, product displays or sales.
- f. That the eastern overhead door of the car wash remained closed throughout the drying cycle.
- g. That the sale of vehicles is prohibited at this location.
- h. That curbing shall be installed along all sidewalk areas not traversed by a driveway.
- i. That prior to the issuance of a building permit approval by the Access Corridor Development Review Committee shall be requested in regards to building design, signage, site design, and landscaping.
- j. That prior to the issuance of an occupancy permit for the building expansion, the public phone be removed or re-locate to inside the convenience store or Laundromat.
- k. That if an occupancy permit for the building expansion is requested prior to the implementation of the approved landscape plan, then a letter of credit shall be submitted equal to the value of the landscaping to be installed.

- l. That all trash and recyclables be stored in closed containers and screened from view. All garbage receptacles shall be commercial or industrial grade with top covers and spring-loaded door.
- m. That all roof-top mechanical equipment be screened from view.
- n. That all parking areas be paved and striped.
- o. That all yard areas, landscaping, buildings, and grounds be maintained on a daily basis.
- p. That all codes and ordinances be complied with and required permits acquired.
- q. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- r. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [2418 Douglas Ave.pdf](#)

Mayor Becker introduced the item.

Principal Planner Sadowski explained that the proposal had been revised to deal with issues concerning parking, the location of the proposed vacuums and direction of traffic flow to the car wash. He stated that those issues had been addressed in the revised plan. Principal Planner Sadowski read the staff's recommendations.

Sandra Gavin of 1513 Augusta Street expressed concerns regarding the location of the vacuums.

Anthony Merlo of Midwest Auto Supply expressed concerns about traffic congestion and the capacity of the parcel to handle the additional uses.

Robert Carlson of J.C. Mufflers expressed similar concerns.

Mayor Becker asked if the parking requirements had been met in the revised plan.

Principal Planner Sadowski stated the revised plan met the parking requirements.

Thomas Cecchini of United Construction explained that it had been estimated that 27 cars per day would use the car wash and that the doors would be closed during the drying operation.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda that this file be recommended for approval, subject to the listed conditions in the recommendation. Motion approved.

06-2295

Subject: Direct. Referral. Review of a request by Milovan Milicevic for a conditional use permit for an auto sales and service, auto body repair and painting at 2711 Lathrop Avenue.

Recommendation: That the request by Milovan Milcevic seeking a conditional use permit for mixed use facility containing auto repair, sales and service, auto body repair and painting shop, and indoor storage and distribution be approved, subject to the following conditions:

- a. That the plans stamped "Received June 27, 2006" and presented to the Plan Commission on July 26, 2006 be approved, subject to the conditions contained herein.
- b. That all applicable building and occupancy permits are obtained from the Building Inspection Department.
- c. That as illustrated on the building and site plan, the use of the building shall be apportioned as follows: 4,000 square feet for auto sales, repair and service, 8,120 square feet for auto repair and body shop and, 4,912 square feet for auto painting, and 5,880 square feet for a storage and distribution facility.
- d. That up to ten vehicles may be displayed for sale along the front of the building but not adjacent to the sidewalk.
- e. That the outside storage of junked vehicles, vehicle parts, materials and equipment be prohibited.
- f. That all aspects of the operation of the automobile repair, servicing, body shop, auto paint and storage and distribution facility businesses be conducted indoors including vending machines, product displays or sales, excluding automobiles for sale.
- g. That other than those vehicles offered for sale, only employee vehicles, and customer vehicles awaiting repair shall be permitted to be parked or stored on site, and for no longer than 20 days. Outdoor storage of vehicles for more than 20 days is prohibited.
- h. That all parked or displayed vehicles be confined to spaces that are striped, and that vehicles be positioned in a manner that does not constrict traffic circulation on the property.
- i. That the maximum hours of operation be from 8:00 a.m. to 9:00 p.m. Monday through Saturday with no hours on Sunday.

- j. That all trash and recyclables be stored in closed containers and screened from view.
- k. That all codes and ordinances be complied with and required permits acquired.
- l. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- m. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Further that the item be deferred.

Mayor Becker introduced the item.

Principal Planner Sadowski explained that the proposal requested was for the sale of 31 vehicles rather than the allow 10.

Mayor Becker asked if the proposal would allow for a landscaping area along Lathrop Avenue.

Mr. Milicevic explained that the proposed landscaping area was along the building.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda that this file be deferred to allow for the preparation of a revised site plan showing expanded landscape area. Motion approved.

Public Hearings starting at 4:30 p.m.

06-2326

Subject: Direct Referral. Request by James P. Castaneda seeking a conditional use permit to operate an auto repair facility at 1100 South Memorial Drive.

Recommendation: That the request by James P. Castaneda seeking a conditional use permit to operate an auto repair facility at 1100 S. Memorial Drive be granted, subject to the following conditions:

a. That the plans stamped "Received July 18, 2006" and presented to the Plan Commission on August 9, 2006 be approved subject to the conditions contained herein.

b. That all applicable building and occupancy permits be applied for through the Building Inspection Department.

- c. That the outside storage of junked vehicles, vehicle parts, materials, and equipment be prohibited.
- d. That missing privacy slats in the outdoor storage area fencing be replaced.
- e. That all aspects of the operation of this business be conducted indoors including vending machines, product displays, or sales.
- f. That the sale of vehicles, and the performance of body work, and painting of vehicles be prohibited at this location.
- g. That only employee vehicles, and customer vehicles awaiting repair shall be permitted to be parked or stored on site, and for no longer than 20 days. Outdoor storage of vehicles for more than 20 days is prohibited.
- h. That vehicles be positioned in a manner that neither constricts traffic circulation on the property nor hinders traffic flow on S. Memorial Drive or on 11th Street.
- i. That no vehicles be parked in the vision triangle of S. memorial Drive and 11th Street.
- j. That the maximum hours of operation be from 7:30 a.m. to 5:30 p.m. Monday through Saturday with no hours on Sunday, and that trash pick-up also be limited to these hours and days.
- k. That wheel stops or curbing be installed where parking spaces are adjacent to sidewalks, and that vehicles shall not overhang into the sidewalk areas or block driveways.
- l. That all trash, recyclables, dumpsters, discarded parts, and tires be stored in the fenced yard area, with trash and recyclables being stored in closed containers and screened from view.
- n. That a landscape plan be submitted to Director of City Development for review and approval that illustrates a planting bed at the northeast corner of the property. If an occupancy permit is requested prior to the installation of landscaping, then a letter of credit for said landscaping shall be submitted for review and approval to the Director of City Development prior to the issuance of an occupancy permit.
- o. That all signs be professionally made, comply with the zoning

ordinance requirements and be submitted for review and approval to the Director of City Development.

- p. That all codes and ordinances be complied with and required permits acquired.
- q. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.

Fiscal Note: N/A

Attachments: [1100 S. Memorial Dr.pdf](#)

Mayor Becker opened the public hearing at 4:48 p.m.

Principal Planner Sadowski explained that the property was a former gas station and the last use was as a contractor's yard for a mud jacking firm. He stated that a similar request for a conditional use had been denied recently, but that the current proposal differed in the days and hours of operation and in staffing.

Ora Lee Bland of 1042 Harbridge Avenue spoke in opposition and expressed concerns over noise and loitering.

Gaynell Dyess of 1618 Linden Avenue expressed concerns over loitering.

Sandra Gutierrez of 1104 S. Memorial Drive spoke in opposition expressing concerns over noise, traffic congestion, and the impact on property values.

Clifford Brantley the owner of 1045 S. Memorial Drive spoke in opposition to the use.

Rudy Casteneda of 921 Carlton Drive described the type of repairs as being small jobs.

Mayor Becker closed the public hearing at 5:00 p.m.

Principal Planner Sadowski read the staff's recommendations.

A motion was made by Commissioner Esqueda, seconded by Commissioner Wyant that this file be recommended for approval, subject to the listed conditions in the recommendation. Motion approved.

06-2327

Subject: Direct Referral. Request by Jeffery L. Ventura seeking a conditional use for the expansion of a carpentry contractor's storage facility at 1107 Racine Street.

Recommendation: Deferred.

Attachments: [1107 Racine St..pdf](#)

Mayor Becker opened the public hearing at 5:07 p.m.

Principal Planner Sadowski described the zoning within the area, the current use, and the location of the proposed addition on the site. He explained that the existing façade on Racine Street was brick, and that the owner proposal was to use concrete block for the addition

Mr. Ventura the owner of the property stated that cost was a consideration and that he would be willing to use split faced block as an alternative.

Concerns were expressed regarding the treatment of the façade. The concerns including the absence of window openings and type of materials proposed.

Chairman Becker closed the public hearing at 5:12 p.m.

A motion was made by Alderman Holding, seconded by Commissioner Dickert that this file be deferred to allow for the investigation into design alternatives. Motion approved.

06-2330

Subject: Direct Referral. Request by Juan Villalobos seeking a conditional use permit for a concrete contractor's storage facility at 1535 High Street.

Recommendation: That a request from Juan Villalobos seeking a conditional use permit for a concrete contractor's facility at. 1535 High Street be granted, subject to the following conditions:

- a. That the plans stamped "Received July 27, 2006" and presented to the Plan Commission on August 9, 2006 be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be applied for through the Building Inspection Department.
- c. That all outdoor storage of vehicles, equipment, and materials be contained in a screened area.
- d. That all employee parking be contained on site.
- e. That no junked or inoperable vehicles be parked at this location.
- f. That no junk, debris, or scrap materials be stored at this location.
- g. That all trash and recyclables be stored in closed containers and screened from view.
- h. That no painting, processing, or fabrication of materials, and equipment be conducted at this location.

- i. That all signs be professionally made, be located on the existing free standing monument sign, comply with the zoning ordinance requirements, and be submitted for the review and approval by the Director of City Development.
- j. That all codes and ordinances be complied with and required permits acquired.
- k. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- l. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1535 High St.pdf](#)

Mayor Becker opened the public hearing at 5:20 p.m.

Principal Planner Sadowski described the zoning within the area and the current use. He explained that the property was being used by two other contractors.

Harry Piepmeier the owner described the use of the property.

Mayor Becker closed the public hearing at 5:25 p.m.

Principal Planner Sadowski read the staff's recommendations.

A motion was made by Commissioner Dickert seconded by Alderman Holding that this file be recommended for approval, subject to the listed conditions in the recommendation. Motion approved.

06-2332

Subject: Request by Scott Fergus of Keybridge Development Group seeking a conditional use permit for the Pointe Blue planned development at 1129 Michigan Boulevard.

Attachments: [Keybridge.pdf](#)

Mayor Becker opened the public hearing at 5:28 p.m.

Principal Planner Sadowski described the location and current use of the proposed development. He explained that the development was a planned unit development, and that the proposed uses would be regulated by the zoning requirements. He went on to explain that residential densities were relatively low and that design concerns would be addressed through the review process.

Scott Fergus of Keybridge Development Group suggested that if densities were to change that they would return for approvals. He went on to explain that at a neighborhood meeting had been held, and that only three people spoke with concerns regard the proposal.

Dave Popoff of 1201 Main Street spoke in support of the proposal.

Sadowski stated that letter from Lorna George of 1607 Chatham Street had been submitted, citing concerns regarding the proposal.

Chairman Becker Closed the public hearing at 5:35 p.m.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda that this file be deferred. Motion approved with Commissioner Dickert abstaining.

Adjournment

There being no further business before the Commission and hearing no objections, Mayor Becker adjourned the meeting at 5:38 p.m.

Respectfully Submitted,

*Brian F. O'Connell, Secretary
Director of City Development*