



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final

City Plan Commission

Wednesday, November 8, 2017

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:34 p.m.

PRESENT: 5 - Tony Veranth, Mario Martinez, Dennis Wiser, Christina Hefel and Cory Mason

ABSENT: 2 - Tom Durkin and Ann Brodek

Approval of Minutes for the October 25, 2017 Meeting

A motion was made by Alderman Wiser, seconded by Hefel, to Approve the Minutes of the October, 25th meeting. The motion **PASSED** by a voice vote.

4:30 P.M. PUBLIC HEARINGS

[1080-17](#)

Subject: (Direct Referral) A request from DeAnna and James Ford, representing The Vine Ministries and The Vine Media Group, seeking a conditional use permit for a ground floor church with worship space, and a multi-media graphics design and marketing firm at 3433 Douglas Avenue. (PC-17) (Res. 0392-17)

Recommendation of the City Plan Commission on 11-08-17: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [\(1080-17\) PH Notice - 3433 Douglas Ave.](#)
[\(1080-17\) 3433 Douglas Ave. Staff Review](#)
[\(1080-17\) 3433 Douglas Ave. Submittal](#)
[\(1080-17\) CU 3433 Douglas Avenue](#)

Assistant Director/Principal Planner Matt Sadowski presented the proposal from The Vine Ministries and The Vine Media Group. The property is zoned B-2, Community Shopping, with additional B-2 zoning to the West and R-3 zoning to the East. The request is to allow non-commercial type use on the first floor/street level within this business district. Through the conditional use permit process the applicants will maintain consistent hours of operation to maintain symbiotic relationships with other establishments in the district.

Public hearing opened at 4:40 p.m.

James Ford, one of the applicants, spoke in support of the request. He stated The Vine as grown significantly residing in uptown for the past few years. He stated The Vine has a team dedicated to providing resources to the potential surrounding community. He also described his graphic arts and marketing business that will also occupy the property.

Milovan Milicevic, property owner, spoke in support of the request. He stated the Ford's are great people with a great vision for their services.

Alderman DeHahn spoke in support. He stated the building started as a pharmacy and was previously a church that didn't last. He stated that with this ministry having multi-media graphics included he supports the business.

Public hearing closed at 4:43 p.m.

A motion was made by Alderman Wiser, seconded by Martinez, to recommend the approval of the item subject to conditions A.-J. Motion PASSED by a voice vote.

[1081-17](#)

Subject: (Direct Referral) A request from Brendon Bourdo of ActiveBody Fitness seeking a conditional use permit for a fitness and personal training center at 500 Wisconsin Avenue. (PC-17) (Res. 0393-17)

Recommendation of the City Plan Commission on 11-08-17: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(1081-17\) PH Notice - 500 Wisconsin Ave.](#)
[\(1081-17\) 500 Wisconsin Ave. Staff Review](#)
[\(1081-17\) 500 Wisconsin Ave. Submittals](#)
[\(1081-17\) 500 Wisconsin Ave. Submittals \(Pictures\)](#)
[\(1081-17\) CU 500 Wisconsin Avenue](#)

Assistant Director/Principal Planner Sadowski presented the proposal from ActiveBody Fitness. He showed the floor plans and the site plans for the site. Mr. Sadowski stated the property and surrounding properties are zoned B-4, Central Business District. He stated the staff finds the proposal is consistent with zoning ordinance requirements and the Downtown Plan.

Public hearing opened at 4:47 p.m.

Brandon Kutka, owner of ActiveBody Fitness, spoke in support of the request. He stated he is the lead physical trainer of ActiveBody Fitness. He stated the business began as in-home physical fitness training; since it has grown, he wants to add in-facility training. He stated the downtown Racine area does not have a gym and he wants to support health and wellness in this community.

Brendon Bourdo, applicant, spoke in support of the request. Stated he runs the business part of ActiveBody Fitness, and their plan is to focus on personal and group training.

Alfia Kavelsik, ActiveBody Fitness client for three years, spoke in support of the request. She stated Mr. Kutka's training helped her recover from hip surgery and he also provided nutritional guidance.

Public hearing closed at 4:52 p.m.

Martinez stated he believes ActiveBody Fitness providing health and wellness for the downtown Racine area is reputable.

A motion was made by Veranth, seconded by Martinez, to recommend approval of the item subject to conditions A-F. The motion PASSED by a voice vote.

[1082-17](#)

Subject: (Direct referral) A request from Charles Daul representing Keys to the Kingdom Church seeking a conditional use permit for a ground floor worship space to include educational classes, by-appointment counseling services, and a proposed book store at 2000 Lathrop Avenue. (PC-17) (Res. 0394-17)

Recommendation of the City Plan Commission on 11-08-17: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(1082-17\) PH Notice - 2000 Lathrop Ave.](#)
 [\(1082-17\) 2000 Lathrop Ave. Submittals](#)
 [\(1082-17\) 2000 Lathrop Ave. Staff Review](#)
 [\(1082-17\) CU 2000 Lathrop Avenue](#)

Assistant Director/Principal Planner Sadowski presented the proposal from Keys to the Kingdom Church. He stated the property zoning is B-2, Community Shopping, with B-2 zoning to the East and R-3 zoning to the West of the property. He showed the floor and site plans for the site and described the proposed activities. He stated this property used to be the Lathrop furniture store. He showed that the applicants will be using the Southeast corner of the building. He suggested approval subject to the removal of one condition.

Public hearing opened at 4:56 p.m.

Charles Daul, applicant, spoke in support of the request. He stated that he has been a pastor for twelve years. He stated he believes he can better serve the community in this building.

Public hearing closed at 4:58 p.m.

A motion was made by Martinez, seconded by Veranth, to recommend approval of the item subject to conditions A.-G. The motion PASSED by a voice vote.

Assistant Director/Principal Planner Sadowski suggested amending the item by the removal of condition E, due to a catch basin issue found during the site visit. Sadowski stated the city will be working with the property owner to resolve this issue.

A motion was made by Wisner, seconded by Veranth, to recommend amendment of item 1082-17 to remove condition E. The motion PASSED by a voice vote.

END OF PUBLIC HEARINGS

Adjournment

The meeting was adjourned at 5:01 p.m. The next scheduled meeting of the City Plan Commission is November 29th, 2017 at 4:30 p.m.