



City of Racine

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

Meeting Minutes - Final City Plan Commission

Alderman Dennis Wiser
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove

Wednesday, October 9, 2013

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the September 25, 2013 meeting to order at 4:15 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, Melvin Hargrove and Dennis Wiser

EXCUSED: 2 - John Dickert and Molly Hall

Others present:

Matthew Sadowski, Assistant Director of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector and Zoning Administrator

Approval of Minutes for the September 25, 2013 Meeting

A motion was made by Commissioner Hargrove, seconded by Commissioner Sutton Ekes, to approve the minutes of the September 25, 2013 meeting. The motion PASSED by a Voice Vote.

[13-9456](#)

Subject: (Ord.15-13) An ordinance reinstating Section 114-1078 - Signs permitted in the B2 District of the Municipal Code of the City of Racine, Wisconsin and make amendments to the same.

Recommendation of the City Plan Commission on 10-9-13: That the ordinance be adopted.

Fiscal Note: N/A

Associate Planner Johanneck informed the Commission that this request has been sent back to the Plan Commission from the Common Council for review and recommendation regarding the adoption the Ordinance.

A motion was made by Commissioner Esqueda, seconded by Commissioner Sutton Ekes, to recommend that Ord. 15-13 be adopted. The motion PASSED by a Voice Vote.

[13-9442](#)

Subject: (Direct Referral) A request by Don Nummerdor, representing

Open Pantry Food Marts, for a minor amendment to a conditional use permit to update signage at 2731 Durand Avenue.

Attachments: [\(13-9442\) CU Amend Signage 2731 Durand Avenue](#)

Assistant Director Matt Sadowski summarized the request and provided information on the location, zoning, and views of the building and surrounding areas. The site is at the corner of Durand Avenue and Drexel Avenue. The canopy will be modified by removing the Citgo logo and adding signage for the Open Pantry store.

Jim Schultz, the applicant, came forward to discuss the proposal and why he is seeking the changes being presented.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, to approve the amendment subject to Staff recommendations. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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13-9443

Subject: (Direct Referral) A request by Ron Guarascio Jr., representing Teresa Sanchez, for a conditional use permit to operate a restaurant at 1510 Junction Avenue. (Res. No. 13-0436)

Recommendation of the City Plan Commission on 10-30-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1510 Junction Avenue](#)
[\(13-9443\) CU 1510 Junction Avenue](#)

Assistant Director Sadowski reviewed the properties surrounding the location, property zoning, building exteriors, view to and from the property, and the proposed floor plan. It was noted adequate parking is being provided.

Following the introduction to the request, Mr. Sadowski outlined items which still need to be reviewed by Staff. These include a scaled parking plan, indication of location of trash and recyclable storage, designation of an outdoor smoking area, signage, appearance of the building (paint), and information on the security system.

Public Hearing began at 4:40 p.m.

1. Jodie McKenna, 9002 Sheridan Road, Kenosha WI 53143. Is supportive of the use, however has concerns regarding the amount of litter and trash around the area and is concerned it may increase.

2. Guy Singer, 1514 Junction Ave., Racine WI 53403. Advised he owns a dance studio next door and has concerns about smoking, garbage, loitering, noise, and open intoxicants.

Public Hearing closed at 4:45 p.m.

Discussion ensued. Mr. Sadowski advised the applicants will be renting the property and have submitted plans that Staff has reviewed, however additional information is needed. Commissioner Hargrove expressed concern over the outdoor smoking and

other outdoor activities. It was also noted they have been given an application for a façade grant.

The applicants arrived after the public hearing and were allowed to comment. Mr. Ron Guarascio Jr. spoke about the restaurant plans briefly. Mr. Zoran Mici added they are planning to put the trash and recycle bins in the rear of the property but have not yet picked out the exact location, and discussed their business plan, as well as touching on the concerns for smoking and loitering, noise. Mr. Mici added he has submitted permit applications earlier this year and has spoken to the Building Department, but has pulled no permits at this time.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, to defer the item until the next Plan Commission meeting on October 30th to have the applicants address items including the site plan, parking lot paving, outdoor smoking area, patio, location of dumpster, façade grant, and permitting concerns. The motion PASSED by a Voice Vote.

[13-9444](#)

Subject: (Direct Referral) A request from Dustan Balkcom, representing Living Light Community Center at 740 College Avenue, for a conditional use amendment to allow for the use of the main meeting room and café area as a rental hall. (Res. No. 13-0415)

Recommendation of the City Plan Commission on 10-9-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 740 College Avenue](#)
[\(13-9444\) CU 740 College Avenue](#)

Associate Planner Jill Johanneck reviewed the proposal for the amendment. It was advised that the existing café space and remodeled worship area would be the areas rented as a hall. A review of the building space, surrounding zoning, and aerial views were provided.

As this is a downtown property, parking is always a concern with new uses. The applicants have 44 legal spaces, and have an agreement with the adjacent church to utilize their parking if needed for overflow. As stated by the applicant, there will be little to no overlap in the programs that are currently occupying the building and the proposed use as a hall.

The Public Hearing opened at 5:15 p.m.
As there were no speakers, the Public Hearing closed at 5:15 p.m.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend approval of the request. The motion PASSED by a Voice Vote.

[13-9445](#)

Subject: (Direct Referral) A request from John Kleinschmidt for a conditional use to operate a maintenance and repair facility for semi trucks and trailers at 1913 Melvin Avenue. (Res. No. 13-0416)

Recommendation of the City Plan Commission on 10-9-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1913 Melvin Avenue](#)
[\(13-9445\) CU 1913 Melvin Avenue](#)

Ms. Johanneck reviewed the request, which will involve the servicing of semi trucks and trailers. Views of the site and to surrounding properties were shown. Property zoning, aerial views, and utilization of the existing building were noted.

The site is a former DMV testing site located within the Young Industrial Park. The applicant plans to widen the eastern most entryway to accommodate semis' turning radiuses. Per City Engineering, the maximum width of the entry can be 40 feet. Portions of the site currently covered by grass or trees/shrubs will be paved to accommodate the use. The existing landscaping is in poor condition and needs pruning and some removal. The applicant is aware that, per the Young Industrial Park standards, the building and trucks may not be visible from Mt. Pleasant Street.

There will be 4 full-time employees and hours of operation would be from 7:00 a.m. – 5:00 p.m. The applicant has stated there will be no more than 14 trucks coming and going throughout the week. Two of the three bays in the existing building will be used for servicing the trucks.

As the property is located within the Young Industrial Park, it is required the proposal be reviewed by the industrial park review board. This meeting is in the process of being set up and will take place once the board convenes.

Public Hearing Opened at 5:20 p.m.

1. Dave Peterson, 2909 Mt. Pleasant Street spoke on the proposal. He advised he has a business located within the industrial park and stated that when he purchased his property use decisions would be made utilizing the covenant documents. He indicated a concern for the air quality, that he does not favor semi trucks and trailers parked outside, and does not feel the industrial park is a good location for this type of use.

2. John Kleinschmidt, the applicant, 3797 S. 31st Street, Franklin WI. Advised the EPA monitors semi-truck emissions, and that his current location is behind a hospital and they have no emission issues. Also, he has newer trucks which are usually there for a quick repair and then are sent on a route or taken to the driver's home. The facility will only do repairs inside the building and he feels this location is a good fit for his business.

Public Hearing Closed at 5:30 p.m.

Discussion ensued. Commissioner Sutton Ekes asked more about the Young Industrial Park Board. Mr. Sadowski advised the item will go before them for recommendation; however their decision does not override the vote of the Plan Commission. The applicant also advised that the trucks will rotate in and out of the facility with very few being left at the site at one time.

A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to recommend approval of the request for a semi truck and trailer facility at 1913 Melvin Avenue, subject to Staff conditions, with a condition added that there be no on street parking. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting adjourned at 5:45 p.m.