



City of Racine

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

Meeting Minutes - Draft City Plan Commission

*Mayor John T. Dickert, Alderman Aron Wisneski
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, June 29, 2011

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the meeting to order at 4:20 p.m.

PRESENT: 5 - John Dickert, Vincent Esqueda, Jud Wyant, Elaine Sutton Ekes, and Tony Veranth

EXCUSED: 2 - Aron Wisneski and Eric Marcus

Approval of Minutes for the June 14, 2011 Meeting

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to approve the minutes of the June 14, 2011 Plan Commission meeting. The motion PASSED by a Voice Vote.

11-6217

Subject: (Direct Referral) Review of a Conditional Use Permit at 914 Marquette Street - Pedro's Auto Repair. (PC-11)

Principal Planner Matt Sadowski noted the applicant has submitted a request which would remedy the concerns with the conditional use, which is mainly the parking of automobiles. He advised three properties - 914 Marquette Street, 919 Marquette Street, and 1006 State Street - all play a role in the alleviation of the parking problems. He advised a written agreement from the owner of 1006 State Street was provided by the applicant which would allow remote parking for the business. He further reviewed the recommendations as proposed with agenda item 11-6633 concerning the requirements for this parking situation.

Mr. Sadowski explained that, in light of the proposed amendment to the conditional use, the initial Staff recommendation that a revocation hearing be scheduled has been changed to a recommendation that item 11-6217 be received and filed.

A motion was made by Commissioner Wyant, seconded by Commissioner Sutton Ekes, to receive and file the item. The motion PASSED by a Voice Vote.

11-6633

Subject: (Direct Referral) Review of a minor amendment to the parking plan for a Conditional Use permit at 914 Marquette Street - Pedro's Auto Repair. (PC-11)

Principal Planner Sadowski discussed this agenda item is to amend the conditions of approval for Pedro's Auto Repair, specifically conditions b., c.1, c.2, c.3, c.4. d., and e. Mr. Sadowski then read through these conditions for the Commission.

A motion was made by Commissioner Esqueda, seconded by Commissioner Wyant, to approve the minor amendment subject to Staff conditions. The motion PASSED by a Voice Vote.

4:30 PM PUBLIC HEARING**4:30 PM PUBLIC HEARING**

Commissioner Wyant left the meeting at 4:25 p.m.

[11-6624](#)

Subject: (Direct Referral) Consideration of a request from Matt Kranich for a Conditional Use permit to operate an indoor contractor storage facility 920 S. Memorial Drive. (PC-11) (Res. 11-2654)

Recommendation of the City Plan Commission on 6-29-11: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 920 S Memorial Dr](#)
[\(11-6624\) CUP 920 S Memorial Drive](#)

Associate Planner Jill Johanneck reviewed the request for the indoor contractor storage facility as proposed by the applicant. An overview of the area, zoning, and lot were provided for reference. She advised the site consists of three parcels, with main access off South Memorial Drive, and reviewed the site plan, noting the survey of the property indicates a pole barn exists on the site in addition to the main building, however, the structure is merely an un-enclosed roof with support beams. She noted the parking requirements have been met.

An overview of the floor plan, interior uses, exterior appearance, and requested building and site improvements were discussed. The building will function as a storage facility for fiberglass insulation and cellulose, with limited assembly and use of a circular saw. It was also noted two billboards exist on the property, but are not being considered as part of this conditional use request.

The property is zoned B-2, which generally does not allow contractor storage facilities. However, Staff's rationale in recommending approval for the use as appropriate is based on the fact that all work and storage will be completely enclosed, there will be no outdoor storage, the building is similar to others located along this section of South Memorial Drive, and similar uses have occurred at this building.

The Public Hearing was opened at 4:40 p.m.

1. John Richards, 910 S. Memorial Drive, inquired about the parking of vehicles. Ms. Johanneck advised the only equipment that would be allowed to be parked outside would be one or two box trucks owned by the business.

2. Matt Kranich, the applicant, requested clarification on the requirement to re-surface and inquired if there were any other options for surfacing due to the high cost involved. Ms. Johanneck advised due to the advanced deterioration of the parking area and drive aisle that sealing is not an option, and the asphalt does need to be re-surfaced. She also described the financial assurance process, which would allow them to obtain occupancy after posting a financial security, and Staff would work with him on an appropriate timeframe for completion. It was also suggested the applicant discuss this issue with the seller, as resurfacing would be a requirement for any use moving into the building.

The Public Hearing was closed at 4:45 p.m. Commissioner Wyant returned to the meeting at this time.

Discussion ensued. Commissioner Sutton Ekes requested a modification to condition g. to reference the work vehicles as box trucks, which would allow them to park in the lot if necessary. Commissioner Sutton Ekes also asked the applicant if he planned on doing any work on the weekend, to which he replied it may happen on occasion. With this being the case, condition c. was modified to allow business hours of Monday through Saturday.

More discussion on the financial assurance procedure occurred. Ms. Johanneck advised that the applicant work with Staff on timeframes and verbiage if he decides to utilize a financial assurance for the paving requirement.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend approval of the item subject to Staff recommendations with modification to item c. to allow business operations Monday through Saturday, and to item g., that the verbiage "work vehicles" be replaced with the term "box trucks". The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Commissioner Esqueda moved to adjourn the meeting at 4:50 p.m.