



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete

Wednesday, June 27, 2018

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:30 p.m.

PRESENT: 5 - Cory Mason, Mario Martinez, Jason Meekma, Trevor Jung and Sam Peete

EXCUSED: 2 - Christina Hefel and Marvin Austin

Approval of Minutes for the June 13, 2018 Meeting

A motion was made by Alderman Meekma, seconded by Commissioner Jung, to approve the minutes of the June 13th meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

[0705-18](#)

Subject: (Direct Referral) A request by Alex Martinez of Casa Del Alfarero Global seeking a conditional use permit to operate a religious institution at 1344 Lathrop Avenue. (PC-18) (Res. 0216-18)

Recommendation of the City Plan Commission on 6-27-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [1344 Lathrop Ave. Review & Recommendations](#)
[1344 Lathrop Ave. Submittal](#)
[1344 Lathrop Ave. Public Hearing Notice](#)

Mayor Mason opened the public hearing at 4:33 p.m.

Associate Planner Jeff Hintz introduced the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area.

Hintz stated the location is a former crossfit gym and the ground floor would need to meet the Class 1 Commercial use requirements. He stated 13 parking spaces are required and provided based on the number of seats in the building. Hintz discussed the trash maintenance, hours of operation, and the site and floor plans. He stated the owners are planning on utilizing the City collection for trash pick-up; however, a dumpster enclosure would still be required on the property. He stated a mix of hours are being requested to accommodate for religious and counseling services. Landscaping would include plantings and street trees provided by the City Department of Parks, Recreation and Cultural Services. Staff is recommending approval subject to conditions. Site improvements listed in the conditions include painting the building, planting landscaping shrubs, and a trash storage plan if the City would not allow trash pick-up.

Alexi Martinez, the applicant, 7158 Park Terrace, spoke in favor of the request. He stated he would like to be a part of the city. He has been a pastor for eight years and stated he and his church are very involved in helping the community. He welcomed questions from the Commissioners and the audience.

Commissioner Martinez congratulated and welcomed the applicant to the city.

Jerome Derks, 2053 West Blvd., owns a property at 3719 Wright Ave. and expressed his concerns regarding parking. He stated that the property does not seem to be fit for a church.

Hintz stated that the request meets the parking ratios for the city. He stated one parking space is required for every six seats in the church. The applicant has reached out to area business owners to use their parking and, if parking is full, will direct members to attend a different service at a different time.

In response to Commissioner Martinez, A. Martinez stated they will have different services during the week and 35-45 members currently attend services. He stated the big service will be Sunday and there will also be one on Wednesday. The rest of the week will be counseling and teaching hours. He confirmed the only day that may pose an issue with parking would be Sundays. He stated they want to be the best they can to the neighborhood.

Mayor Mason closed the public hearing at 4:53 p.m.

A motion was made by Commissioner Martinez, seconded by Alderman Meekma, to recommend approval of the request subject to conditions. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

Adjournment

There being no further business, the meeting adjourned on a motion of Alderman Meekma, seconded by Commissioner Peete, at 4:54 p.m.