



# City of Racine

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

## Meeting Minutes - Final City Plan Commission

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

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Wednesday, September 25, 2013

4:15 PM

City Hall, Room 205

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### Call To Order

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

**PRESENT:** 5 - Elaine Sutton Ekes, Tony Veranth, John Dickert, Melvin Hargrove and Dennis Wisner

**EXCUSED:** 2 - Vincent Esqueda and Molly Hall

Others present:

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

### Approval of Minutes for the September 11, 2013 Meeting

A motion was made by Alderman Wisner, seconded by Commissioner Sutton Ekes, to approve the minutes of the September 11, 2013 meeting. The motion **PASSED** by a Voice Vote.

[13-9392](#)

**Subject:** (Direct Referral) Re-addition of the B-2 Sign Standards to the Municipal Code. (Ord. 15-13)

**Recommendation of the City Plan Commission on 9-25-13:** That an ordinance be prepared and a public hearing scheduled.

**Fiscal Note:** N/A

*Associate Planner Johanneck informed the Commission that due to an oversight with the numerous changes to the sign code, sign standards for the B-2 zoning district had been inadvertently deleted in February of this year. This request will re-instate standards for signage in this district, inclusive of the modifications made with previous ordinance changes.*

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, that an ordinance be created and a public hearing scheduled. The motion **PASSED** by a Voice Vote.

13-9393

**Subject:** (Direct Referral) Conceptual Review of a small engine repair business at 3625 Sixteenth Street.

*Assistant Director Sadowski summarized the conceptual review request and provided detail about the property location, surrounding land uses, and zoning. He informed the Commission the property was formerly approved for an auto detailing business and is zoned R-3, and that the age and location of the building entitled the property to allow for certain conditional uses as outlined in the zoning ordinance and referred to as the "Constantine Amendment". The Commission may also consider uses which are "other uses determined to be similar by the plan commission".*

*Mayor Dickert spoke to the potential problems with automotive type uses, including noise, fumes, chemicals and outdoor storage. The applicant, Keith Buisse, stated he will be renting the building and will not be doing any automobile repair or use the rest of the property for any other activity. Commissioner Sutton Ekes noted his request indicated storage in a fenced in area if needed. Mr. Buisse then advised he would add a fenced in area to the left side of the building if outdoor storage is needed. Chief Building Inspector/Zoning Administrator Plaski indicated the building is up to code and seems appropriate for this type of use.*

*When asked if he will be selling repaired items from this location and about noise levels, Mr. Buisse advised he will not sell and will limit his services to repair. Also, that noise will be contained inside the building as he does mostly assembly and disassembly. Commissioner Sutton Ekes stated she feels appropriate conditions could be crafted to accommodate the use. Mayor Dickert advised the applicant to work with Staff on review and development of parameters and conditions for the proposal.*

**A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, for the Commission to support the proposed concept with the development of appropriate conditions to address Staff and Commission concerns. The motion PASSED by a Voice Vote.**

### **Administrative Business**

*None.*

### **Adjournment**

*The meeting was adjourned at 4:35 p.m.*