



City of Racine

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

Meeting Agenda - Final City Plan Commission

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

Wednesday, February 13, 2019

4:30 PM

City Hall, Room 205

PROCEDURAL NOTE: While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

Approval of Minutes for the January 23, 2019 Meeting

Beginning of Public Hearings

[0152-19](#)

Subject: (Direct Referral) Request by Ron Taylor of Church of the Redeemed seeking a conditional use permit at 2033 Lathrop Avenue to operate a non-commercial type use offering worship services, charitable meal distribution, adult instruction, and youth activities in B-2 Community Shopping District (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: With the subject property being zoned B-2 Community Shopping District, qualifying Class 1 non-commercial type uses are permitted in a commercial district upon the issuance of a conditional use permit. While a typical worship establishment may not have daily activities thus fostering the vitality of a business district, with a sufficient level of services, hours of operation and daily activities, non-commercial type uses can be compatible with the commercial district. The proposal indicates offering activities such as worship services, charitable meals, adult instruction, and youth activities. Daily hours of operation are proposed as follows: 9:00 a.m. to 8:00 p.m., Monday thru Thursdays, 9:00 a.m. to 3:00 p.m. on Friday and Saturday, and, at a minimum, 9:00 a.m. to 11:00 a.m. on Sundays. Subject to conditions, the Commission should consider recommending approval of this request.

[0153-19](#)

Subject: (Direct Referral) Request by Tesa Santoro of JTS Catering, seeking a conditional use permit to operate a takeout-carryout restaurant with a drive thru, and to install an electronic message sign at 622 Three Mile Road (PC-19).

Attachments:[Public Hearing Notice](#)[Review and Recommendation](#)[Applicant Submittal](#)

Staff Summary: With the subject property being zoned B-2 Community Shopping District, uses such as takeout-carryout restaurants, drive thru's and electronic message signs are permitted only through the issuance of conditional use permits. The current proposal seeks approval for all three uses. The proposal for the electronic message sign should be severed from this request as zoning variances are needed for the sign's placement, height, and size before the Commission considers the use. Subject to conditions, the Commission should consider recommending approval of only the takeout-carryout restaurant and drive thru components of this request.

[0154-19](#)

Subject: (Direct Referral) Request by Sam Azarian seeking a major amendment to conditional use permit seeking relief to certain design requirements related to an approved yard expansion and building addition for a construction yard on a multi-tenant property at 1535 High Street (PC-19).

Attachments:[Public Hearing Notice](#)[Review and Recommendation](#)[Applicant Submittal](#)

Staff Summary: The property being zoned I-1 General Industrial District, construction yards are permitted upon the approval of a conditional use permit. The applicant received approval for a yard expansion and building addition through resolution Res. 0156-18 on May 15, 2018. The applicant now seeks relief from the conditional use permit, specifically the requirement to construct with full dimensioned brick, as approved by the Common Council through the resolution. The approval requires a skirt on an office trailer, and wainscoting on the east wall of the adjacent main building, to be constructed of full dimensioned brick. The requested amendment proposes changing the specification to a cement board panel skirt on the office trailer and no brick wainscoting on the adjacent main building. The approved architectural details, having been agreed to by the applicant, weighed significantly on the Plan Commission's recommendation and the Common Council's authorization of exceptions to the zoning ordinance and applicable protective covenants. The approved plans provided substantial evidence that improvements would be made to a temporary structure and the main building that would ameliorate the use of an office trailer as a permanent structure. As such, staff does not support the applicant's request to amend the original conditions of approval incorporated into resolution Res.0156-18. The Plan Commission should consider recommending denial of this amendment request.

End of Public Hearings

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at 262-636-9151 at least 48 hours prior to this meeting.