

**Plan Commission Meeting
February 23, 2011**

1. Meeting called to order

President Coutts called the meeting to order at 6:03 p.m. at the East Side Community Center, 6156 Douglas Avenue, Racine, WI, 53402.

Members present: Elaine Radwanski, William Folk, Jonathan Schattner, Ron Last, Thomas Knitter, President Ron Coutts, Village Administrator Tom Lebak, and Caledonia Zoning Administrator Julie Anderson.

Excused: Jim Morrill and Village Engineer Mike Hayek.

President Coutts reported that on Tuesday, March 15th at 6:00 p.m. at the East Side Community Center there will be a very important Joint meeting of the Plan Commission and the Village Board to meet with a developer. He asked that all plan commissioners attend this meeting.

2. Roll Call/Introductions

Roll call was taken.

3. Approval of minutes from 01/26/11 meeting

Radwanski moved to approve the minutes of the 01/26/11 meeting as read. Last seconded.
Motion carried unanimously.

4. Citizen Comments

None.

5. Public Hearing Items

5A. Request for Conditional Use/to construct a ±20,000 sq. ft. church facility/7227 Northwestern Avenue/#104042235029000/Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, Applicant/Design Unlimited, Agent/Diane Hellmann-Sainterme, Project Manager

Anderson explained this is a request for a conditional use permit to construct a church at 7227 Northwestern Avenue, south of Hwy K and east of Airline Rd. The parcel is zoned A-2 and that zoning does include churches.

Diane Hellmann-Sainterme, from Design Unlimited, was present. She presented drawings of the proposed church. The church will face Northwestern Ave. There will be parking for 190 cars with possibly 40 additional spots in the future. There will be plantings around the building. They will use landscaping/berms to screen the homes from the parking lot and lighting. They are working on the storm water plan at this time. The chapel will seat 280 people. There will also be an office and a cultural center. There will be no full time staff. There will mainly be Sunday services.

Folk asked about lighting for the parking lot. There will be cut off lighting. There will be minimal lighting.

Schattner asked about the south line of the property and the road reservation and the future public road. Anderson explained the history. The right-of-way of the other church does not go to this property. Hellmann-Sainterme was told they could get access to Hwy K. The question is, is there the need for a future road reservation on this property. Discussion followed.

Radwanski asked if there was a neighborhood meeting. Hellman-Sainterme said yes there had been a meeting and the main concern from neighbors was water and drainage. Their engineers are still working through issues and a storm water plan needs to go before the Storm Water Commission.

Schattner asked about signage. Hellman-Sainterme said there will be a corner stone sign on the building and no other signage.

Pastor James Schumacher, from Apostolic Faith Church, 3045 Airline Road, was present. He explained his church had to build a pond and he feels it is at its limit. He voiced concerns over drainage in the area. He lives at 3015 Fenceline Road and has drainage problems at his home. He fears most of the new drainage will be going into his subdivision. He has concerns over larger culverts being installed. He also stated that at the time of construction of his church, they were denied access to Hwy K. He wonders why this church is being given permission.

Anderson explained that there is a Storm Water Commission that deals with storm water. That is not a function of the Plan Commission.

Thomas Knaus, 3108 Redberry, said that all the homes abutting the church are in favor of the church.

Sally Plemons, 3010 Fenceline Rd., asked if the conditional use permit could remain open to deal with backyard and basement flooding. Anderson said there is no good way to do that. These issues are dealt with at the Storm Water Commission. The conditional use conditions say that any approval is subject to storm water approval.

Barry Johnson, owns Franksville Auto, was present. He asked about the difference between a retention and detention pond. Discussion followed on its function.

President Coutts asked for a show of hands for who was in favor of the church. A majority of the crowd is in favor of the church by the show of hands.

The Project Manager, Dennis Alsop, for the church was present and reported that he handles construction of churches in the Midwest. They plan to be good neighbors and will address drainage issues. Anderson said that if the building they construct is as seen on their drawing, it will be well received. The Plan Commission was in favor of the design. They will spend \$75,000 of their budget for landscaping. Anderson received no calls for or against.

Jerry Kirkland, who is with the church, said they will be good neighbors.

Thomas Knaus, 3108 Redberry Road, said the neighbors are in favor of the church.

The Public Hearing closed at 6:47 p.m.

6. Recommendation on Public Hearing Items

6A. Request for Conditional Use/to construct a ±20,000 sq. ft. church facility/7227 Northwestern Avenue/#104042235029000/Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, Applicant/Design Unlimited, Agent/Diane Hellmann-Sainterme, Project Manager

Anderson reported that staff recommends approval of this conditionals use because it appears to be permitted by underlying zoning, the proposed use fits with the uses in the district and the proposed use complies with provisions of the Caledonia development requirements, such as design, parking, landscaping and architectural detailing of the primary church structure. She explained the draft conditions. No outdoor live music or overnight camping will be allowed and highway access permits are needed.

Schattner said he feels the south line of the property should have a reservation for a future road. Diane Hellman- Sainterme said they had checked with Caledonia and Mt. Pleasant and there are no plans for the road to go through. Anderson said reservations are difficult to enforce. Dedications work better. She may put some wording in the conditions to address this but not force it at this time. Schattner feels this is the time to address this future road. Anderson and legal counsel will look at this and create the correct wording.

Last moved to recommend approval of the request for Conditional Use to construct a ±20,000 sq. ft. church facility at 7227 Northwestern Avenue/#104042235029000/Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, Applicant/Design Unlimited, Agent/Diane Hellmann-Sainterme, Project Manager with all staff conditions Schattner seconded. **Motion carried unanimously.**

7. Non-Public Hearing Items

7A. New Business

7A(1). Concept Plan Review/R-3 Suburban Residential Dist. (Sewered)/to occupy the lower level of the New Omega Missionary Baptist Church with a 24-hr., 7 days-a-week childcare facility/New Omega Missionary Baptist Church/5731 Northwestern Avenue/#104042236064000/Shanta McKinney, Applicant (“Childcare Kids Success Learning Center”)

Anderson explained this is a concept plan review for a 24 hour 7 days a week day care program at the New Omega Church. There have been previous approvals for 24 hour day care. This would be a large scale operation. In 1999, approval did not allow for this use. This is a for profit operation which would be operating in a non-profit church.

Shanta McKinney was present. She stated that there is a great need for child care. She is currently doing this in her home. Most day cares close at 5:00 pm and are closed on weekends

and holidays. There is a need for this. Most other 24 hour facilities have closed. The other site closed because they did not have enough kids. Anderson asked if there is a conflict with a for profit operating in a non profit. The Department of Revenue needs to answer this. McKinney said the center will provide transportation and some parents will drop off. She is saying 50 kids per shift. She is not saying the numbers will be this high to begin with, but she did not want to limit herself.

President Coutts said neighbors were originally concerned with head lights at night and were not in favor of 24 hour. He suggests she meets with neighbors and discuss her plan.

McKinney said she would not allow for drop off/pickup before 6:00 a.m. or after 11:00 p.m. She has staff lined up.

Schattner asked about lock down and security. The facility will be locked from 11:00 p.m. to 6:00 a.m. There will be security system.

Knitter said the state does a good job of licensing and checking all facilities.

Radwanski asked when she would like to be up and operating. McKinney said she would like to start by June, when school is out.

Anderson said staff does not have a problem with this plan but feels they need the neighbors' input. For the record, she has no complaints in the file on this site. The next step would be a conditional use public hearing.

Schattner asked about the outdoor area. McKinney stated it is fenced in.

Folk moved to approval of the concept plan review/R-3 Suburban Residential Dist. (Sewered)/to occupy the lower level of the New Omega Missionary Baptist Church with a 24-hr., 7 days-a-week childcare facility/New Omega Missionary Baptist Church/5731 Northwestern Avenue/#104042236064000/Shanta McKinney, Applicant ("Childcare Kids Success Learning Center"). Last second. **Motion carried unanimously.**

7A(2). Concept Plan Review/B-3 Commercial Service Dist./proposed commercial building for Yutka Fence Co./Brett Yutka/Yutka Fence, Inc./#104042230019010

Anderson said the site is north of Hwy K and the I-94 interchange. It is zoned B-3. There is no sewer and water and would need to be tested and have either a mound or holding tank. There is mixed use residential/commercial. This business is currently located in Kenosha.

Brett Yutka was present. He reported that 4 years ago his business put a building up in Kenosha. They do a lot of work in Milwaukee. They do one half commercial and one half residential. He explained the area they work in. This location would be perfect for them. They would like to put up an attractive building with landscaping. They would be very visible at this location. There would be some outdoor storage but it would be hidden. They load crews up in the morning. Most storage is inside.

Last asked about the number of employees. Yutka said the office has about 10 people and they have a growth plan for 20-30. Sales people are on the road not in the office daily. Last feels the proposed building is bland. Yutka would need to meet design standards. This drawing was only for the concept plan.

Radwanski asked about parking spaces. Yutka said they would need to create a parking plan.

Anderson explained her discussions with Yutka. She said they are here for concept plan only and would return with much more detailed plans for a conditional use hearing, if the concept plan is approved.

Folk asked about their business hours. The office hours are from 8:00 a.m. to 5:00 p.m. Crews come in at 6:30 a.m. or 7:00 a.m.

Schattner asked about trucks that would be parked on site. Yutka said they would be in the back and he would like to design a building that extended out in the back forming a canopy that trucks could be parked under. Discussion followed on possible location for parking. He would leave the land on the south as farm land. This is 4.4 acres. He plans to use half of the site.

Discussion followed on the location of the building and how it could be turned on the site.

Radwanski likes the idea of this business being at this site. Schattner likes the idea and wants them to make proper screening in the back.

Radwanski moved to recommend approval of the concept plan review/B-3 Commercial Service Dist./proposed commercial building for Yutka Fence Co./Brett Yutka/Yutka Fence, Inc./#104042230019010. Folk seconded. **Motion carried unanimously.**

8. Report on the Community Development Authority

President Coutts reported he had a meeting to discuss Douglas Avenue. The consultant present reported that there is not enough traffic on Douglas Avenue. He felt no retail would be coming there at this time. President Coutts discussed the future of I-794. He has formed an ad hoc committee to look the connection to I-794. This would be a positive to develop Hwy 31 corridor thru Caledonia and south into Kenosha and Illinois.

9. Adjournment

Folk moved that there being no further business, the meeting be adjourned. Seconded by Radwanski. **Motion carried.** Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Sharon Chmielinski
Deputy Clerk