

REPORT OF CITY PLAN COMMISSION

Monday, February 4, 2013 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Garry Curless, and Commissioner David Cooper

EXCUSED: Commissioner Sarah O'Donnell

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Andrew Beveridge, Alderperson Mary Stroik, Alderperson Joanne Suomi, Alderperson Randy Stroik, Alderperson Mike Phillips, Brandi Makuski, Matthew Brown, Kevin Lu, Reid Rocheleau, Barb Jacob, Corey Ladick, Don Keck, Jim Lundbergh, and Sam Levin.

INDEX:

1. Report of the January 7, 2013 Plan Commission meeting.
2. Reports of the December 11, 2012, January 8, 2013, and January 22, 2013 Zoning Rewrite meetings.
3. Request from Point of Beginning, Inc, representing the Stevens Point Area School District for a conditional use permit for the purposes of constructing an educational/community center at **341 Second Street North (Parcel ID: 2408-29-2100-08) and 349 Second Street North (Parcel ID: 2408-29-2100-07).**
4. Adjourn.

-
1. Report of the January 7, 2013 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the January 7, 2013 meeting; seconded by Commissioner Curless. Motion carried 6-0.

2. Reports of the December 11, 2012, January 8, 2013, and January 22, 2013 Zoning Rewrite meetings.

Motion by Commissioner Patton to approve the reports of the December 11, 2012, January 8, 2013, and January 22, 2013 Zoning Rewrite meetings; seconded by Commissioner Cooper. Motion carried 6-0.

3. Request from Point of Beginning, Inc, representing the Stevens Point Area School District for a conditional use permit for the purposes of constructing an educational/community center at **341 Second Street North (Parcel ID: 2408-29-2100-08) and 349 Second Street North (Parcel ID: 2408-29-2100-07).**

Director Ostrowski stated this is a request from Point of Beginning, Inc, representing the Stevens Point Area School District for a conditional use permit for the purposes of constructing an educational/community center at 341 and 349 Second Street North. The request is for a 4,500 square foot facility on the properties that will be utilized by students and staff of the nearby high

school where life skills courses will be taught. There currently is a small shed on the property, which will be removed. Director Ostrowski explained that each property has a separate zoning classification; however institutional type uses, such as the proposed use, are conditional within both the “R-2” Single Family Residential and “B-4” Commercial Districts. He continued stating that staff did have some concerns with the screening of the parking lot and would recommend approval with the following conditions:

- All building codes shall be met and building permits obtained.
- A handicap stall shall be installed on side and within the paved area south of the driveway.
- Parking lot must be visually screened from the right-of-way with vegetation or fencing.
- Vegetative landscaping or fencing at a height of 6’ or above shall be installed along the southern most property line to buffer adjacent residential uses. If vegetation is installed, it shall include a mixture of trees and screening vegetation. Trees shall be spaced at 1 per each 50 lineal feet. The plan shall be approved by staff prior to the issuance of a building permit.
- A lighting plan shall be submitted, to be reviewed by the Community Development Department.
- Refuse containers must be screened.
- Minor modifications to the design and site plan can be approved by staff.

Director Ostrowski also pointed out two typographical errors in the staff report stating the project is in Council District 11- Alderperson Moore’s district and that the zoning is R-2 and B-4 not R-2 and R-4.

Reid Rocheleau, 408 Cedar Street, stated that when he first heard about the project he was encouraged, but has several concerns which are as follows: two different proposals have been submitted by the school to the City and School Board, no additional parking has been provided on site, the facility is not just a life skills center, but a conference room and café, the school could utilize the existing structure at 333 Second Street North or the Jackson School location, the facility is not ADA compatible, and the safety of students and staff navigating across the parking lot is elevated. He expressed that the idea is good, but Second Street North is not the right location for this type of project.

Barb Jacob, 1616 Depot Street, stated she has similar concerns with parking and for safety of students and staff walking such a long distance from the school to the facility.

Alderperson Phillips pointed out the concern of the environmental impacts from previous uses on the property, which include a wrecking yard, and for the concern of the proposed school facility's close proximity to a tavern.

Director Ostrowski stated that the environmental concerns lie with the property owner and they will need to follow DNR’s requirements for their proposed use. Proximity of schools to taverns would have to be clarified based on the state laws of licensing of taverns. Alderperson Moore added that the 500 foot distance requirement away from a tavern may be correct due to previous liquor request for the old Super America and its proximity to Pacelli High School. Mayor Halverson asked for that ordinance to be confirmed and clarification on the language for which it is described. Commissioner

Haines asked if it was a state or city law, to which Alderperson Moore stated he believed it was a state code. Mayor Halverson commented that regardless, it is important to know what the actual wording states.

Don Keck, Stevens Point Area Schools Buildings and Grounds Manager, stated that currently the life skills center is a rented apartment across North Point Drive from SPASH, where special needs students learn how to transition into living on their own. The school district wants to own the property for this type of education and teach the students how to transition into living on their own. There is already the "Blue Light Café" on the school campus which is used to teach special needs students how to cook, serve, and work in a commercial kitchen which in turn gives them job skills which would be relocated to this facility. Additionally, the proposed building would be used to house/store larger items for the "Threads of Kindness" charity that donates non perishable items including furniture to persons of need in the community. Mr. Keck continued stating that the need for combining the parcels is so the structure could be built closer to the street, as there is a culvert that handles the drainage from the snow melt.

Mayor Halverson asked about parking at the facility and on the SPASH grounds, to which Mr. Keck stated there would be no real need for parking at the facility, as parking is available in the SPASH parking lot. He continued stating that the students would not be crossing the large parking lot, but instead following a path of sidewalks to Second Street North for which students would transition back and forth daily. Commissioner Patton asked about the plan provided in the Plan Commission packet and if this was the one that school would move forward with, to which Mr. Keck stated the one provided to the commission was a preliminary plan, and that the building may be smaller, as well as, the path for the students may differ.

Sam Levin stated that he was concerned that this project may be an issue for fraud and wanted to be sure the funds were used appropriately.

Alderperson Randy Stroik stated he was in support of this facility, but questioned why it is built so far away from the school campus and suggested for it to be built closer for the kids' sake.

Alderperson Joanne Suomi stated that this project is needed and did question the location and the reasoning why it was so far away from the school building.

Commissioner Haines again questioned the path for the students to get from the school to the life skills center, to which Mr. Keck stated the drawings were preliminary, the path was to be further to the north and headed west to the sidewalk on Second Street North where they would then follow to the facility.

Motion by Mayor Halverson to table the request until the March 2013 Plan Commission meeting when an accurate, final, and up-to-date site plan and clarification of the proximity requirement of taverns and school facilities could be provided; seconded by Alderperson Moore. Motion carried 6-0.

4. Adjourn

Meeting Adjourned at 6:36 PM.