

REPORT OF CITY PLAN COMMISSION
September 2, 2014 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Daniel Hoppe, Commissioner Garry Curless, and Commissioner Dave Cooper.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Comptroller Treasure Corey Ladick, Alderperson Mary Stroik, Alderperson Mike Phillips, Nate Enwald, Brandi Makuski, Ralph Shuda, John Kedrowski, Bob Fisch, Sarah Wallace, Barb Jacob, Megan McGoldink, Reid Rocheleau, Rich Sommer, Cathy Dugan, and Paul Enenbach.

INDEX:

1. Report of the August 4, 2014 Plan Commission meeting.
2. Request from the City of Stevens Point to rezone 14 residential properties within the vicinity of Church Street, Strongs Avenue, Park Street and Depot Street from B-4 Commercial District to R-3 Single and Two-Family Residential District: 1724 Dixon Street (Parcel ID: 2408-32-4041-10), 1716 Dixon Street (Parcel ID: 2408-32-4041-09), 2140 Church Street (Parcel ID: 2408-32-4026-20), 2163 Strongs Avenue (Parcel ID: 2408-32-4026-10), 2164 Strongs Avenue (Parcel ID: 2408-32-4025-17), 2172 Strongs Avenue (Parcel ID: 2408-32-4025-16), 2179 Strongs Avenue (Parcel ID: 2408-32-4026-11), 2183 Strongs Avenue (Parcel ID: 2408-32-4026-12), 1118-20 Park Street (Parcel ID: 2408-32-4025-12), 1025 Park Street (Parcel ID: 2408-32-4021-03), 1017 Park Street (Parcel ID: 2408-32-4021-04), 1009 Park Street (Parcel ID: 2408-32-4021-05), 1001 Park Street (Parcel ID: 2408-32-4021-06), 2316 Elk Street (Parcel ID: 2408-32-4021-12).
3. Request from the City of Stevens Point to rezone 40 commercial properties within the vicinity of Church Street, Strongs Avenue, Park Street and Depot Street from B-4 Commercial District to B-3 Central Business District: 2133 Division (Parcel ID: 2408-32-4041-16), 2140 Division Street (Parcel ID: 2408-32-4027-09), unaddressed parcel on Church Street (Parcel ID: 2408-32-4026-19), 2212 Division Street (Parcel ID: 2408-32-4026-18), 2216 Division Street (Parcel ID: 2408-32-4026-17), 2220 Division Street (Parcel ID: 2408-32-4026-16), 2224 Division Street (Parcel ID: 2408-32-4026-15), 1232 Park Street (Parcel ID: 2408-32-4026-14), 1200-16 Park Street (Parcel ID: 2408-32-4026-13), 2201 Division Street (Parcel ID: 2408-32-4040-21), 1724 Madison (Parcel ID: 2408-32-4040-20), 2182 Strongs Avenue (Parcel ID: 2408-32-4025-15), 2186 Strongs Avenue (Parcel ID: 2408-32-4025-14), 2190 Strongs Avenue (Parcel ID: 2408-32-4025-13), unaddressed parcel on Division Street (Parcel ID: 2408-32-4028-01), unaddressed parcel on Division Street (Parcel ID: 2408-32-4035-05), unaddressed parcel on Division Street (Parcel ID: 2408-32-4035-06), 2313 Division Street (Parcel ID: 2408-32-4035-21), 2317 Division Street (Parcel ID: 2408-32-4035-22), 1700 Monroe Street (Parcel ID: 2408-32-4035-10), 2324 Church Street (Parcel ID: 2408-32-4035-23), 2301 Church Street (Parcel ID: 2408-32-4035-20), unaddressed parcel on Madison Street (Parcel ID: 2408-32-4035-03), unaddressed parcel on Wyatt Avenue (Parcel ID: 2408-32-4035-19), 2308 Wyatt Avenue (Parcel ID: 2408-32-4035-18), 2321 Church Street (Parcel ID: 2408-32-4035-14), 2325 Church Street (Parcel ID: 2408-32-4035-15), 1716-24 Monroe Street (Parcel ID: 2408-32-4035-16), 2325 Wyatt Avenue (Parcel ID: 2408-32-4036-09), unaddressed parcel on Monroe Street (Parcel ID: 2408-32-4034-01), unaddressed parcel on Monroe Street (Parcel ID: 2408-32-4033-05), unaddressed parcel on Monroe Street (Parcel ID: 2408-32-4033-08), 2340 Church Street (Parcel ID: 2408-32-4034-02), unaddressed parcel on Wayne Street (Parcel ID: 2408-32-4034-04), 1625 Depot Street (Parcel ID: 2408-32-4019-02), 2408-12 Division Street (Parcel ID: 2408-32-4020-09), unaddressed parcel on Depot Street (Parcel ID: 2408-32-4020-02), unaddressed parcel on Strongs Avenue (Parcel ID: 2408-32-4020-07), 2300 Strongs / 1109 Park Street (Parcel ID: 2408-32-4020-01), 1033 Park Street (Parcel ID: 2408-32-4021-13).

4. Extending and/or amending the options to purchase land in East Park Commerce Center.
5. Draft ordinance to regulate recreational/accessory vehicle parking and storage within residential zoning districts. **This item is for discussion purposes only.**
6. Amending Section 25.03, Uniform Sign Ordinance definition "Vision Obstruction" to match the clearview requirement language within the Zoning Ordinance (Section 23.01(14)(b)(3)).
7. Report of the August 13, 2014 Plan Commission - Comprehensive Plan meeting.
8. Comprehensive plan update / revision process.
9. Public participation plan for the comprehensive plan update/revision.
10. Adjourn.

1. Report of the August 4, 2014 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the August 4, 2014 meeting; seconded by Commissioner Curless.

Motion carried 7-0.

2. Request from the City of Stevens Point to rezone 14 residential properties within the vicinity of Church Street, Strongs Avenue, Park Street and Depot Street from B-4 Commercial District to R-3 Single and Two-Family Residential District: **see index on page 1 for specific parcels.**

Director Ostrowski explained the next two items go together and public meetings have been held for the property owners who are involved. Fourteen residential properties and 40 Commercial properties exist. Staff is recommending rezoning the commercial properties to B-3 Central Business which would be similar to the downtown area. The rezoning would have limited setbacks on commercial properties, and less stringent parking requirements. Rezoning is occurring due to the non-conforming status of several properties, resembling characteristics of the downtown. Also, there are 14 residential properties that are currently zoned B-4 Commercial that staff is recommending to be rezoned to R-3 Single and Two Family, which would allow them to expand, and rebuild if the zoning requirements are met. The rezoning would be consistent with the current Comprehensive Plan Future Land Use Map.

Mayor Halverson stated agenda items 2 and 3 will be combined if there is no objection. No objections were heard.

John Kedrowski, 1740 Madison Street, asked what would be the final zoning for 1724 Madison, what would be the uses of that zoning, and what are setbacks. Director Ostrowski answered the final zoning for that property would be B-3 Central Business, the uses could be retail or offices, and no setbacks would exist. Mr. Kedrowski then expressed his opposition to any zoning that would have zero setbacks, as he lives in the area and is nervous of new construction with no street setbacks and for the lack of parking requirements.

Cathy Dugan, 615 Sommers Street, agrees with Mr. Kedrowski's concerns and feels there should be a buffer surrounding the residential parcels.

Reid Rocheleau, 408 Cedar Street, stated he owns property on the south side and has concerns for the high density of street parking that may result and the pushing of pedestrian traffic into the streets. He is opposed to the rezoning.

Barb Jacob, 1616 Depot Street, is supportive of the rezoning of the commercial properties, but feels the commercial properties that abut residential should have a buffer area. Also, she feels the properties surrounded by Park, Water, Elk, and Depot streets should remain commercial and the houses could be sold for a commercial use.

Commissioner Hoppe asked how many properties would be grandfathered, to which Director Ostrowski answered every business in the area would be grandfathered to the current zoning code.

Mayor Halverson pointed out that numerous properties are non-conforming, but changing the zoning makes more properties conforming and allows for financing and more property investment. It is very unlikely that development would utilize residential properties in that triangle for commercial use. Providing a buffer for residential properties can be accomplished by rezoning several to Central Business Transitional (B-2) for those parcels that directly abut residential. Furthermore, that type of district would be more restrictive as to what the allowed uses would be.

Commissioner Hoppe questioned the options of requiring screening for commercial properties abutting residential. Mayor Halverson pointed out screening requirements would apply for any new construction or change in use.

Commissioner Haines stated that if we are going to make this area conform to our current land use plan, there are a couple of properties that should remain residential, such as 1724 Madison Street, or be rezoned to Central Business Transitional District. Director Ostrowski confirmed there is an option for approximately five properties that would warrant that type of zoning. Mayor Halverson added that the Central Business Transitional for those would be fairly good compromise. Director Ostrowski added the Central Business Transitional District does have a required 10 foot setback to residential properties.

Motion by Alderperson Moore to table the rezoning request of 14 residential properties within the vicinity of Church Street, Strongs Avenue, Park Street, and Depot Street from B-4 Commercial District to R-3 Single and Two-Family Residential District until October where a new map would be submitted of commercial properties proposed to be rezoned to Central Business Transitional District (B-2); seconded by Commissioner Patton. Motion carried 7-0.

3. Request from the City of Stevens Point to rezone 40 commercial properties within the vicinity of Church Street, Strongs Avenue, Park Street and Depot Street from B-4 Commercial District to B-3 Central Business District: *see index on page 1 for specific parcels.*

Motion by Alderperson Moore to table the rezoning request of the 40 commercial properties within the vicinity of Church Street, Strongs Avenue, Park Street and Depot Street from B-4 Commercial District to B-3 Central Business District until October where a new map would be submitted of commercial properties proposed to be rezoned to Central Business Transitional District (B-2); seconded by Commissioner Patton. Motion carried 7-0.

4. Extending and/or amending the options to purchase land in East Park Commerce Center.

Director Ostrowski explained in September of 2012 the City started the Wisconsin Certified Sites Program, which required single ownership for the East Park Commerce Center; therefore, options were executed on all parcels. At that time two year options were executed that will be expiring at the end of September, 2014.

These options need to be renewed in order to maintain certification. The new options would be for a five year period and allow the purchase of the land needed for the rail siding track. The Soik option would have an opt-out clause after a six month notice. All options would be at the same purchase price.

Motion by Commissioner Patton to approve extending and amending the options to purchase land in East Park Commerce Center; seconded by Commissioner Cooper. Motion carried 7-0.

5. Draft ordinance to regulate recreational/accessory vehicle parking and storage within residential zoning districts. ***This item is for discussion purposes only.***

Director Ostrowski explained that this ordinance is modeled after one from Bloomington, Minnesota that was previously presented. Photos have been provided of good and bad examples of accessory vehicle storage in residential neighborhoods.

Commissioner Haines pointed out that the draft ordinance is extremely detailed and if passed, would be difficult to enforce. Mayor Halverson and Commissioner Hoppe agreed.

Mayor Halverson pointed out that there are negative situations that do exist, but if this ordinance is adopted, it would be extremely difficult to enforce. Mayor Halverson recommended pursuing regulations for parking within the front yard setback only.

Commissioner Haines pointed out she specifically likes section 1(c) and 1(d)(3) of the draft ordinance with regards to sleeping, living-in the RV, and parking RV's.

Director Ostrowski stated he tried to draft the ordinance as comprehensive as possible to show all aspects of enforcement, however indicated the resulting difficulty to administer. He said that staff is not in favor of the ordinance as presented.

Aldersperson Moore said with smaller lots, there may not be any other location to put a recreational vehicle except in the front yard.

Commissioner Curless felt that the parking of recreational vehicles should be equal to the front yard setback and not in front of any part of the house. Furthermore, any motor home should be treated the same as a home addition and should meet the setbacks of any home addition.

Mayor Halverson pointed out aside from visitors or family use in the yard, there would not be long term residents and occupation of the motor home allowed. If limits on occupying recreational vehicles are not regulated, then he does agree with the setbacks to be equal to the principal structure setbacks.

Commissioner Haines asked if there was any other mechanism to deal with recreational vehicles, to which Mayor Halverson stated it falls under the general maintenance and occupancy code.

Aldersperson Phillips stated there are many vacant lots in the city, which are storing recreational vehicles for persons other than the property owners and that needs to be addressed. He does agree that accessory vehicles should be stored behind the front of a house.

Cathy Dugan, 615 Sommers Street, is glad the city is in pursuit of this type of ordinance and listed several examples of good and bad accessory vehicle storage.

Reid Rocheleau pointed out that he thought the 10 foot side yard setback was put in place for access for fire equipment and personnel to access homes during fires.

Mayor Halverson stated when a lot is vacant and adjacent to the property owner, you essentially have a large residential lot and would have a much larger front yard and area to park the accessory vehicles.

Commissioner Curless asked if a time allowance is given for the construction of a home for an owner who constructs a garage on a vacant lot, to which Director Ostrowski clarified you can combine parcels, or build a house within a year of constructing the garage on a vacant parcel.

Staff will make the requested changes to ordinance and bring it back to the commission for the next meeting.

6. Amending Section 25.03, Uniform Sign Ordinance definition "Vision Obstruction" to match the clearview requirement language within the Zoning Ordinance (Section 23.01(14)(b)(3)).

Director Ostrowski stated this amendment is to provide consistency between the zoning ordinance and sign code regarding vision obstruction requirements.

Motion by Alderperson Moore to approve the amendment to Section 25.03, Uniform Sign Ordinance definition "Vision Obstruction" to match the clearview requirement language within the Zoning Ordinance (Section 23.01(14)(b)(3)); seconded by Mayor Halverson. Motion carried 7-0.

7. Report of the August 13, 2014 Plan Commission - Comprehensive Plan meeting.

Motion by Commissioner Patton to approve the report of the August 13, 2014 Plan Commission – Comprehensive Plan meeting, with attendance corrected, seconded by Commissioner Curless. Motion carried 7-0.

8. Comprehensive plan update / revision process.

Director Ostrowski stated at the comprehensive plan meeting, this process was presented, and is now before the commission for approval. No changes have been made. Also, before the Commission for approval is the Public Participation Plan.

Motion by Mayor Halverson to approve the Comprehensive Plan Process; seconded by Commissioner Curless.

Commissioner Cooper stated he would like to focus on town hall, open house style meetings for citizen input. Mayor Halverson stated the intent is to delve into neighborhoods, giving citizens the opportunity to provide input directly relating to their neighborhood. Commissioner Haines agreed. Director Ostrowski stated a variety of techniques will be used depending on which neighborhood area is being addressed. Commissioner Haines added a public hearing is not public participation. Mayor Halverson pointed out that a public hearing is the minimum requirement, but the city will be engaging in very different methods of having public participation.

Cathy Dugan, 615 Sommers Street, asked if there was a plan as to how often the community would be involved in meetings, to which Director Ostrowski stated each part will be different and scheduled at different times of the day to get the most involvement.

Motion carried 7-0.

9. Public participation plan for the comprehensive plan update/revision.

Motion by Mayor Halverson to approve the Comprehensive Plan Public Participation Plan; seconded by Commissioner Curless. Motion carried 7-0.

10. Adjourn.

Meeting Adjourned at 6:58 pm.