

REPORT OF CITY PLAN COMMISSION

December 4, 2017 – 6:00 PM

Lincoln Center, Multi-Purpose Room – 1519 Water Street, Stevens Point, WI 54481

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Brush, Commissioner Haines, and Commissioner Hoppe.

ALSO PRESENT: Director Ostrowski, City Attorney Beveridge, Alderperson Jennings, Alderperson Shorr, Alderperson Nebel, Alderperson Johnson, Alderperson Dugan, Alderperson Phillips, Alderperson Morrow, Leeann Scheid, Jennie Weigert, William Glodowski, Bill Fehrenbach, Frederick Steffen Catherine Steffen, Jacob Hewitt, Daniel Sikora, Michael Curtin, Sam Heitl, Elijah Schwonek, Scott Henry, and Michael O’Meara.

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1. Roll call.

Discussion and possible action on the following:

2. Report of the November 6, 2017 meeting
 3. **Public Hearing and Action** on a request from Terry & Karen Vandergate to rezone 1225 Torun Road (County Parcel ID: 020240814-11.28), recently annexed into the City, from R-LD Residential Low Density District to R-1 Suburban Single Family Residential District.
 4. **Public and Action** on a request from Valley Communities Credit Union for a conditional use permit to conduct uses accessory to the credit union at 0 Henrietta Street (Parcel ID 281230805101419).
 5. Request from EXP US Services, Inc., for a waiver from the fence guidelines for site improvements at several parcels with the address of 1045 Clark Street (Parcel IDs: 281240832202002, 281240832202041, 281240832202040, 281240832202038, 281240832202039, & 281240832202051).
 6. Land acceptance by the City of Stevens Point for a parcel of land on the northwest corner of Green Avenue and Sunset Boulevard (Parcel ID: 281240827300425).
 7. Presentation of 2017 bicycle and pedestrian counts by the Bicycle and Pedestrian Advisory Committee.
 8. Community Development department monthly report for November, 2017
 9. Review Land Development Code
 10. Review Comprehensive Plan
 11. Director’s Update
 12. Adjourn
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1. Roll call.

Present: Wiza, Kneebone, Brush, Haines, Hoppe

Excused: Cooper, Curless

Mayor Wiza announced that agenda item 4 had been pulled, and it would not be discussed.

Discussion and possible action on the following:

2. Report of the November 6, 2017 meeting

Motion by Commissioner Brush to approve the report of the November 6, 2017 Plan Commission meeting; seconded by Commissioner Haines.

Motion carried 5-0.

3. Public **Hearing and Action** on a request from Terry & Karen Vandergate to rezone 1225 Torun Road (County Parcel ID: 020240814-11.28), recently annexed into the City, from R-LD Residential Low Density District to R-1 Suburban Single Family Residential District.

Director Ostrowski briefly noted that the request for 1225 Torun Road to be annexed into the City had been before the commission last month and approved. Now they were looking to apply a permanent zoning of R-1 Suburban Single Family Residential District to the property. The new zoning, he explained, would be consistent with the characteristics of the surrounding neighborhood, the Comprehensive Plan, and the Future Land Use Map. He added that the zoning classification would also likely set a precedent for this area.

Mayor Wiza declared the public hearing open.

Aldersperson Dugan (District 8) noted a constituent's concern on whether the property zoning would be considered spot zoning, and asked for clarification on the definition as she did not see it as such based on her understanding, adding that the recommended zoning seemed appropriate.

William Glodowski (1243 Torun Rd) asked whether the request was forcing surrounding properties into the City of Stevens Point, to which Mayor Wiza clarified that no other properties were being annexed into the City, and the request was for zoning 1225 Torun Road which was currently in the City.

Mayor Wiza declared the public hearing closed.

Mayor Wiza further explained that annexations occurred through request only, and that no other property would be brought into or out of the City. Now that 1225 Torun Road had been successfully brought into the City, staff was looking to apply a permanent zoning to the property as it had initially been brought in as Low Density District.

Director Ostrowski stated that they did not consider the recommended zoning as spot zoning as it was consistent with the surrounding area. Spot zoning would be zoning it as a district that was inconsistent, such as zoning it commercial in a residential neighborhood.

Motion by Commissioner Hoppe to approve the request from Terry & Karen Vandergate to rezone 1225 Torun Road (County Parcel ID: 020240814-11.28), recently annexed into the City, from R-LD Residential Low Density District to R-1 Suburban Single Family Residential District; seconded by Commissioner Haines

Motion carried 5-0.

4. **Public Hearing and Action** on a request from Valley Communities Credit Union for a conditional use permit to conduct uses accessory to the credit union at 0 Henrietta Street (Parcel ID 281230805101419).

The request item was withdrawn by the applicant.

5. Request from EXP US Services, Inc., for a waiver from the fence guidelines for site improvements at several parcels with the address of 1045 Clark Street (Parcel IDs: 281240832202002, 281240832202041, 281240832202040, 281240832202038, 281240832202039, & 281240832202051).

Director Ostrowski briefly explained the request for the installation of privacy and security fencing in order for AT&T to allow the relocation of their vehicles. The applicant was requesting a waiver due to the fencing ordinance restricting the height of the fence to 6 feet in the street yard, which was not sufficient for their security purposes. The district would allow for a 10 foot fence with the waiver, in addition to needing approval from the Historic Preservation / Design Review Commission to proceed. Under the zoning ordinance, parking lots and storage would need to be completely screened with fencing or landscaping and vegetation, and the proposed fencing, site characteristics and configuration, including parking lot design, were not injurious to the surrounding properties. Additionally, the high design of the vegetative fencing would add significant aesthetics to the property and provide good screening for the site as well. Staff saw no concerns with the request and recommended approval.

Scott Henry (EXP US Services) clarified that they were not building the fencing along the property line on Ellis Street, but 7 and 15 feet off the property line to allow for green space between the fence, sidewalk, and street. He made himself available for additional questions.

Commissioner Brush asked what the vegetative material might be, to which it was stated that they would use Droppmore Scarlet Honeysuckle (Lon Bro).

Commissioner Brush noted that that vegetation was a fast growing shrub, and it would fill out fairly quickly.

Commissioner Hoppe, based on renderings, asked whether they were proposing planting beds to be placed between the fencing and street, to which Mr. Henry explained that the planting beds between the fencing and street, or just the vegetated fencing, were options for the Historic Preservation / Design Review Commission to consider.

Commissioner Hoppe noted his preference for the option with the planting beds, with Commissioner Brush adding that the fencing would be an improvement on the existing conditions of the site.

Aldersperson Kneebone suggested that there could be space for an art mural to tie in the others ones in the area.

Motion by Commissioner Brush to approve the request for a waiver from the fence guidelines for site improvements at several parcels with the address of 1045 Clark Street (Parcel IDs: 281240832202002, 281240832202041, 281240832202040, 281240832202038, 281240832202039, & 281240832202051) with the following conditions:

1. Fencing around the subject property shall not exceed 10 feet in height.
2. Applicable zoning and building codes shall be met and applicable permits obtained with any development of the site.
3. The site improvements shall be reviewed and approved by the Historic Preservation Design Review Commission.
4. Staff shall have the ability to approve minor amendments to the site plan and fence design.

seconded by Commissioner Haines

Motion carried 5-0.

6. Land acceptance by the City of Stevens Point for a parcel of land on the northwest corner of Green Avenue and Sunset Boulevard (Parcel ID: 281240827300425).

Director Ostrowski briefly explained that as part of the subdivision process, the owner of the site were looking to dedicate the right-of-way area on the northwest corner of Green Avenue and Sunset Boulevard to the City. In order for the City to acquire that piece of property, the Plan Commission needed to provide a recommendation to the Common Council before they could approve the acquisition.

Motion by Commissioner Haines to approve the land acceptance by the City of Stevens Point for a parcel of land on the northwest corner of Green Avenue and Sunset Boulevard (Parcel ID: 281240827300425).; seconded by Commissioner Brush.

Motion carried 5-0.

7. Presentation of 2017 bicycle and pedestrian counts by the Bicycle and Pedestrian Advisory Committee.

Bill Fehrenbach (1408 Wisconsin St), Vice-chairperson of the Bicycle and Pedestrian Advisory Committee, presented the final collection data for the 2017 Stevens Point bicycle-pedestrian counts. Directional totals on Wednesday, September 13th and Saturday, September 16th were taken across 14 sites with the aid of local volunteers. He noted that a directional analysis would not be included in the data.

Mayor Wiza suggested choosing a third date for the upcoming year, as having counts performed on a date where there were multiple city events could skew the data, to which Mr. Fehrenbach agreed and noted that the dates had been set nationally.

Michael O'Meara (1809 Clark St) briefly stated that there was no noticeable reduction in bicycle and pedestrian counts, and that the data would assist them in finding the max carrying capacity for the city.

Aldersperson Johnson (District 5) noted that Mr. O'Meara's comments mirrored her thoughts.

8. Community Development department monthly report for November, 2017

Director Ostrowski presented the department monthly report for November, 2017, noting that construction continued to do well in both valuation and in number of permits issued. He anticipated a strong 2018.

Mayor Wiza noted that the number of permits was reflective of residents starting to fix and invest into their properties. Additionally, the Neighborhood Improvement Coordinator's efforts in implementing a gentler form of enforcement had not gone unnoticed, adding that the City's overall goal was compliance, not fining individuals.

10. Review Comprehensive Plan

Item 10 was moved to this point in the agenda.

Director Ostrowski summarized the Arts & Culture chapter and invited comment from the Commission throughout his summary.

Commissioners had several comments as described below:

1. Rearrange each resource under 8.2 Existing Conditions by type (non-profit, business, etc) and provide a corresponding table prior to the expanded list.
2. Clarify Trivial Unplugged from Trivia, as they were two different events.
3. Include missing, but well-known events such as the Levitt AMP concert series.

Commissioner Brush asked whether they could set up an advisory committee relating to Arts and Culture, to which Mayor Wiza noted that such a committee had just been created, and that there was an open seat if any individual was interested.

Commissioner Brush asked if they could create incentives to include items relating to arts and culture within a development as they did with sustainability, to which his point was well taken.

Commissioner Brush suggested the creation of a program that would manage a wall or space for rotating art, to which Alderperson Kneebone noted a similar program she had worked with, adding that it had been a great success, and Mayor Wiza stated that he would refer the idea to the Arts Committee.

Director Ostrowski reiterated that any additional comments or concerns regarding the chapter be provided to the Community Development department. They would also continue to work with the consultant regarding the goals, objectives, and policies section.

9. Review Land Development Code

The review of the Land Development Code was postponed until all commissioners were present.

Commissioner Brush noted that more time would be helpful, and asked whether other City departments had reviewed the document, to which Director Ostrowski confirmed that other City departments would be reviewing the Land Development code.

11. Director's Update.

Director Ostrowski had no further updates.

12. Adjourn.

Meeting adjourned at 6:58 PM