

REPORT OF CITY PLAN COMMISSION

Monday, October 4, 2010 – 6:00 p.m.

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Tony Patton; Anna Haines;
Shari Laskowski; Maurice Rice; Jack Curtis

ALSO

PRESENT: Comm. Dev. Dir. Michael Ostrowski; Ald. Molski, M. Stroik, Suomi, &
Slowinski; David Karch; Mike Bredlau; Jason Glisczynski; Hans
Hofmeister; Reid Rocheleau; Matthew Brown, Po. Co. Gazette

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1. Approval of the Minutes of the September 7, 2010 Plan Commission Meeting.
2. Discussion and possible action on the dedication of street right-of-way to the City of Stevens Point from the property located at **899 Brilowski Road** in the Town of Hull.
3. Discussion and possible action on a request from Evergreen Lodge to rezone the remaining portion of the property at **2854 Church Street** from "R-2" Single Family Residence District to "B-4" Commercial. **Parcel ID 2308-05-1016-08.**
4. Discussion and possible action on a request from David Karch for a Conditional Use Permit to construct an addition onto the Pioneer Park Place Apartments at **1020 First Street** for the purposes of adding a worship and activity area, kitchen and social dining area, common area with fireplace, and exterior seating. **Parcel ID 2408-32-2006-02.**
5. Discussion and possible action on a request from Jason Glisczynski, Player's Lounge, **2124 Rice Street**, for a Conditional Use Permit to allow for a temporary premise expansion to include the sports center area for several events, a permanent premise expansion to include the indoor volleyball courts during league play, and a permanent premise expansion to include the outdoor volleyball pits and horseshoe pits at the above described property and adjacent vacant lot. **Parcel IDs 2308-04-2006-03 & 2308-04-2006-04.**
6. Discussion and possible action on naming the former Spectra Print southern driveway.
7. Adjourn.

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1. Approval of the Minutes of the September 7, 2010 Plan Commission Meeting.

Jerry Moore moved, seconded by Shari Laskowski, to recommend approval of the September 7, 2010 Plan Commission minutes. Ayes all; Nays none; Motion carried.

2. Discussion and possible action on the dedication of street right-of-way to the City of Stevens Point from the property located at **899 Brilowski Road** in the Town of Hull.

Dir. Ostrowski stated that this request is on the north east side of the City. However, the parcel in question is located within the Town of Hull. The property owner wishes to split the 40 acre parcel so that the homestead is located on a separate 2 acre parcel. This portion of Brilowski Road is located within the City of Stevens Point municipal boundary. Therefore, as part of the CSM, staff would recommend approval of the 33' road dedication.

Tony Patton moved, seconded by Maurice Rice, to recommend approval of dedicating the street right-of-way to the City of Stevens Point from the property located at 899 Brilowski Road in the Town of Hull. Ayes all; Nays none; Motion carried.

3. Discussion and possible action on a request from Evergreen Lodge to rezone the remaining portion of the property at **2854 Church Street** from "R-2" Single Family Residence District to "B-4" Commercial. **Parcel ID 2308-05-1016-08.**

Dir. Ostrowski stated the building is zoned "B-4" and the parking lot is zoned "R-2". The property owner wishes to rezone the parcel to entirely commercial. They cannot market the property as commercial with the split zoning. The property is nonconforming and the parking lot use in a residential zoning district would be considered a nonconforming use. His concern with rezoning is that we would be allowing a commercial parcel in the middle of two residentially-zoned parcels which could cause negative impacts in the future. He recommends denial until a larger plan for that area comes along.

Maurice Rice noted it seems the property will eventually develop as commercial but that time is not here yet. You just don't rezone one parcel in the middle of two others. He agrees with staff.

Mike Bredlau, Master of Evergreen Lodge, stated this is the only block along there that is not zoned commercial from Church Street to Henrietta Street. We are just asking to have the parking lot rezoned to help facilitate the sale of the building. We are well screened and the request meets the long range planning of the city. He hopes you will approve the request.

Tony Patton asked what would trigger rezoning?

Dir. Ostrowski responded if there was a larger development planned for that area that would encompass more than that one parcel or if multiple property owners came in and wanted to rezone. While the request may be consistent with the future land use map, he finds it inconsistent with the comprehensive planning goals, objectives, and policies because we don't want to place inconsistent land uses next to each other. Commercial zoning would allow any type of business that is currently along Church Street and Division Street. The parking lot has been there for decades, and as long as it meets the nonconforming standards, it can continue to be used as a parking lot, even though it is on a residential lot.

Maurice Rice moved, seconded by Tony Patton, to deny the request from Evergreen Lodge to rezone the remaining portion of the property at 2854 Church Street from "R-2" Single Family Residence District to "B-4" Commercial. Ayes all; Nays none; Motion carried.

4. Discussion and possible action on a request from David Karch for a Conditional Use Permit to construct an addition onto the Pioneer Park Place Apartments at **1020 First Street** for

the purposes of adding a worship and activity area, kitchen and social dining area, common area with fireplace, and exterior seating. **Parcel ID 2408-32-2006-02.**

Dir. Ostrowski noted the revisions that were distributed deal with the canopy extension. Staff was concerned that the canopy extended out too far and left only a 15' path around the canopy, which would make it difficult for emergency vehicle access. They have revised the plan to provide a 20' path with a 10' 6" height clearance for the canopy.

They currently have 85 parking stalls, 14 stalls will be removed, leaving them with 71 parking stalls, which meets the minimum requirement. They will be removing one unit and no new units will be added. The use is nonconforming, as the apartments were there before apartments were a conditional use in the zoning code. The only other concern that staff has is that the addition should stay clear from the storm sewer that runs south of the addition and they have provided a 15'-20' clearance. This request will also require Historic Preservation/Design Review Commission review.

Dave Karch, representing the owner, stated the owner would like this addition for a selling point for their tenants. Their tenants are university students and older people and they want to take advantage of the view of the river. For cost saving, the owners would like the option of possibly reducing the size of the addition without further approval.

Tony Patton moved, seconded by Anna Haines, to recommend approval of the conditional use request to construct an addition onto the Pioneer Park Place Apartments at 1020 First Street for the purposes of adding a worship and activity area, kitchen and social dining area, common area with fireplace, and exterior seating. The addition can be decreased in size so long as it meets all other requirements.

Ayes all; Nays none; (Laskowski abstained) Motion carried.

5. Discussion and possible action on a request from Jason Gliszynski, Player's Lounge, **2124 Rice Street**, for a Conditional Use Permit to allow for a temporary premise expansion to include the sports center area for several events, a permanent premise expansion to include the indoor volleyball courts during league play, and a permanent premise expansion to include the outdoor volleyball pits and horseshoe pits at the above described property and adjacent vacant lot. **Parcel IDs 2308-04-2006-03 & 2308-04-2006-04.**

Dir. Ostrowski stated Mr. Gliszynski is requesting to amend his previous conditional use. The outdoor volleyball and horseshoe pits are located on the northwest side of his property and on the vacant lot to the west. Mr. Gliszynski has indicated that security will be provided as well as snow fencing. Staff has concerns with the noise complaints that this establishment has received, the location of the outdoor volleyball pits and horseshoe pits, and the failure to meet previous conditions. The property has received three noise complaints and the potential for noise will likely increase with additional individuals being outside. In addition, there are some conditions that have not been met from the previous conditional use permit, such as the landscaping not being completed, the curb along Rice Street has not been installed, and some rusty areas along the south side. In addition, the police department has recommended denial for the extension of premises for the exterior areas. He suggests that the request for the interior

premise expansion be deferred to the public protection committee and common council because of the concern for underage drinking.

Jason Glisczynski, owner of the property, stated with regard to the noise complaints, they have not been issued any citations. They try to work with the neighborhood and he has given them his personal cell phone number. He does not have the money to install the curb at this time, which is why they want these additional events to bring in more revenue to be able to afford some of these things that need to be done. The rusty doors have been painted over 3 times and then again because of graffiti. His maintenance people will address painting the canopy. He understands the concerns with the outdoor requests being far away from the building, but hopes we can work out the indoor requests.

Chm. Halverson noted in terms of the indoor changes, he feels one of the main concerns is the possibility for the interaction of consumption of alcohol with minors especially in the broader sports area. That isn't necessarily a concern of ours. He doesn't feel he would be opposed to the actions for the interior of the building, but would very much oppose the outdoor area requests.

Maurice Rice noted he is somewhat conflicted with the outdoor situation, but agrees with the Mayor regarding the indoor proposals.

Chm. Halverson noted his reservation with the outdoor proposals is monitoring and the observation necessary where alcohol consumption would be allowed. The interior requests that we are dealing with are a temporary premises expansion to include the sports center area for several events, a permanent premises expansion to include the indoor volleyball courts during league play.

Jack Curtis moved, seconded by Anna Haines, to recommend approval of the Conditional Use Permit for a temporary premise expansion to include the sports center area for the 5 special events listed in the attachment, and a permanent premise expansion to include the indoor volleyball courts during league play.

Chm. Halverson noted just to clarify a few procedural things, if we choose to act (approve or deny) the interior requests, but choose not to act on the exterior request, the request at that point has no recommendation or approval, so it cannot move forward. We will have to act on the exterior request in one form or another.

**Ayes, Curtis, Haines, Rice, Patton, Halverson. Nays, Moore. (Laskowski abstained)
Motion carried.**

Anna Haines noted she loves that he is an entrepreneur and doing all sorts of things on this property, but is also uncomfortable with moving forward with it. We should talk more about it. What would make this more acceptable to us.

Chm. Halverson noted one of his concerns with the exterior request would be an observation issue. There would be groups of people playing volleyball/horseshoes and the

consumption of beer, intoxicating liquor, and wine in that particular area. You have a school nearby. There is still the noise issue.

Maurice Rice noted the owner is in competition with two other businesses. There should be some way to put some conditions on the exterior request. He suggests postponing this and drafting some conditions.

Dir. Ostrowski noted he would suggest screening from residential properties for noise and permanent fencing to keep patrons within the fenced area and not out in the parking lot or other commercial corridor.

Jason Glisczynski noted their hours will be after school hours and the indoor/outdoor activities would cease by 10:30-11:00 p.m. The bar closes at midnight during the week and at 2:00 p.m. on weekends.

Ald. Suomi questioned how many exterior volleyball courts and horseshoe pits will he have.

Jason Glisczynski responded there would be two volleyball courts which would be 24 people. There would be two horseshoe pits which would be 16 people.

Tony Patton expressed concern that some of the conditions from the first conditional use permit have not been met yet. He would like to see the first set of conditions completed before we place more conditions on these requests. He is of the opinion that we would deny that because the previous conditions have not been met.

Maurice Rice noted other than the curb, the other conditions could really be done very easily.

Jason Glisczynski responded he has no financial means for the curb at this time and is not sure when he will be able to do it.

Tony Patton questioned what the cost would be for the interior and exterior projects.

Jason Glisczynski responded there would be no cost for the interior projects and probably \$1,200-1,500 for the exterior volleyball and horseshoe pits. Most would be done by volunteers and donated materials. If this is approved and we have conditions that we feel we can meet, it would be built in the spring. It's possible that it would be approved and we get to spring and we wouldn't be able to do it.

Dir. Ostrowski noted he has talked with the police department and they have issues with the noise and they have recommended denial of the exterior request.

Maurice Rice asked if Mr. Glisczynski is willing to drop the exterior requests for now and work with staff to work out conditions and then bring this back.

Jason Gliszynski responded he would be fine with that.

Maurice Rice moved, seconded by Jack Curtis, to postpone the exterior request to a date in the future to allow for communication between the police department, Mr. Gliszynski, and Dir. Ostrowski to determine a more appropriate path.

Ayes all; Nays none; (Laskowski abstained) Motion carried.

6. Discussion and possible action on naming the former Spectra Print southern driveway.

Dir. Ostrowski noted in August of this year, you approved a CSM for the dedication of the southern driveway to the city. The road goes from Country Club Drive to Carol's Lane. We now need to rename that street and it has been recommended that the name be Woodward Drive.

Jerry Moore moved, seconded by Tony Patton, to recommend Woodward Drive for the name of the former Spectra Print southern driveway.

Ayes all; Nays none; Motion carried.

7. Adjourn. Meeting adjourned at 6:55 p.m.