

City of Stevens Point Meeting Minutes

City Plan Commission

Monday, January 5, 2009

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Karen Aldinger; Lois Feldman; Fred Steffen; Tony Patton; Jami Gebert

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Trzebiatowski, Brooks, Molski, Stroik, Hanson, Myers; Lisa Morris; Catherine Steffen; Jaime Klasinski; Reid Rocheleau; Gene and LouAnn Schulfer; Ann Stevens; Gene Kemmeter, Po. Co. Gazette; Meredith Thorn, Stevens Point Journal

Index of these Minutes:

1. Approval of the minutes of the December 1, 2008 Plan Commission Meeting
2. Consideration and Possible Action on Vacation of a Portion of Parkway Drive near Heritage Drive
3. Consideration and Possible Action on a Conditional Use Request for a 6-Bedroom Rest Home at 651 Second St. North
4. Adjourn

1. Approval of the December 1, 2008 Plan Commission Minutes

Fred Steffen moved, seconded by Jerry Moore, to recommend approval of the December 1, 2008 minutes. Ayes all; Nays none; Motion carried.

2. Consideration and Possible Action on Vacation of a Portion of Parkway Drive near Heritage Drive

John Gardner stated this is just a technicality. One survey recorded a 66' right of way and when the balance of the subdivision was platted, they recorded a 60' right of way. We suggest vacating the 66' down to 60', 3' off both sides, so they are consistent.

Jerry Moore moved, seconded by Fred Steffen, to recommend approval of the vacation of a portion of Parkway Drive near Heritage Drive as presented.

Ayes all; Nays none; Motion carried.

3. Consideration and Possible Action on a Conditional Use Request for a 6-Bedroom Rest Home at 651 Second St. North

John Gardner reviewed the surrounding area and stated the proposal is to replace an existing rest home on Jefferson St. with this one at 651 Second St. North. He reviewed the site plan and noted because the proposed building is so far back from the street and behind the existing home in front, he is agreeable to approve the end of the building facing the street as long as they agreed to have the three windows face the street. The proposal is consistent with the conditional use standards and he recommends approval. He further suggested foundation plantings. Commissioners need to consider the use and the actual site plan.

Gene Schulfer, applicant, stated they own the existing house in front of this site.

LouAnn Schulfer, applicant, noted the parking for two staff vehicles will be to the east of the building.

Jamie Klasinski, neighboring property owner, stated he is in favor of the request and feels it will be a good use of the land. He wants to be sure they control the drainage. Currently, the proposed roof drains toward his property and they have agreed, verbally, that they would gutter it, move the drainage to the front, and the building would have wood tones to blend with wooded surroundings. He also would like to see something done with the gable on the south end of the building to make it look less than a big wall facing his property.

Ald. Trzebiatowski asked what the purpose would be for the future 66' street and why it doesn't show as a cul-de-sac.

Chm. Halverson responded it was probably a portion of a previous land use plan from years ago that was never implemented.

Jami Gebert moved, seconded by Fred Steffen, to recommend approval of the conditional use request for a 6-bedroom Rest Home at 651 Second St. North with the following conditions: 1) the building and site plan be constructed as shown on the attached plans, 2) storm drainage be directed to the grassed area first and then to the storm ditch to the north assuming the owner has permission to access the ditch. In the event the owner does not have access to the ditch, storm water must be contained on site. 3) the property be licensed and used as a home for physically disabled persons. Any other use must be reviewed and approved by the Plan Commission and Council according to the code in effect at that time; 4) three windows face the street, 5) foundation plantings on at least the west facade, 6) gutter and drains provided in front, 6) the building have wood tones and a large gable be constructed on the south roofline, and 7) dumpster be screened with fences or landscaping. Ayes all; Nays none; Motion carried.

4. Adjourn. Meeting adjourned at 6:15 p.m.

The meeting minutes reproduced on this website are derived from the computer files used to produce the official minutes for the City of Stevens Point, but are unofficial. The minutes on this web site cannot be certified under s. 889.08, Wis. Stats., and cannot be considered prima facie evidence under s. 889.04, Wis. Stats. Certain tables, maps, and other documents that are a part of the official minutes are not included in the files reproduced on this website. Please consult the printed minutes, available in the City Clerk's Office, for the official text. The decisions made by City of Stevens Point boards, committees, and commissions (other than the Police & Fire Commission) are advisory only and are not binding on the City until affirmed at a meeting of the Common Council. Some of the minutes on this web site might not be approved by the Common Council as of today.