

City of Stevens Point Meeting Minutes

City Plan Commission

Monday, December 7, 2009

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Tony Patton; Jami Gebert; Shari Laskowski; Anna Haines

ALSO PRESENT: Comm. Dev. Dir. Mike Morrissey; Po. Co. Senior Planner Jeff Schuler; Ald. Molski, Slowinski, R. Stroik; Jason Glisczynski; Po. Co. Gazette, Gene Kemmeter

Index of these Minutes:

1. Approval of the November 10, 2009 Plan Commission Minutes
2. Consideration and Possible Action on Conditional Use Request to Operate a Tavern at 2124 Rice Street
3. Adjournment

Chairman Halverson noted we will be requesting assistance from Portage County Planning and Zoning for preparing staff reviews for the Stevens Point Plan Commission. He had discussed this with Dir. Gardner prior to Dir. Morrissey coming here. He made it clear to the council when he hired Mr. Morrissey that, although Mr. Morrissey has the skills and was a planner for several years, he wanted Mike to focus exclusively on community development, economic development, jobs creation, and downtown revitalization. We want to bolster the governmental partnership between the county and city and have discussed the division of duties as indicated in the attached memo from Jeff Schuler. John Gardner has been an excellent director for many years in being able to satisfy the two roles of planning and development. We now have an opportunity to direct more responsibility on the development side to Dir. Morrissey and rely, thankfully, on Portage County Planning and Zoning for being willing to take on these memos and act as the planning component for the city.

Mike Morrissey noted we are proposing that petitioners for rezoning and conditional use permits appear on behalf of themselves or have a representative at Plan Commission meetings to present their requests. Mr. Gardner previously represented those applications and interests. We thought it would be good for the Plan Commissioners to hear from the petitioners themselves with regard to the proposed change(s), why they want it, and what the rezoning is so that staff is not translating what staff thinks the petitioners want. Applicants will be required to submit materials along with their requests such as site plans and landscaping plans. He feels having Mr. Schuler involved is the right tool for the right job. In the past, it has been the Community Development Department making recommendations and also enforcing them.

1. Approval of the November 10, 2009 Plan Commission Minutes

Jerry Moore moved, seconded by Tony Patton, to recommend approval of the November 10 Plan Commission minutes.

Ayes all; Nays none; Motion carried.

2. Consideration and Possible Action on Conditional Use Request to Operate a Tavern at 2124 Rice Street Memo

Jason Glisczynski, petitioner, stated last year he obtained a conditional use permit to operate a tavern providing he complete certain steps to ensure that the neighborhood was not disturbed and the building was enhanced. They have done internal and external work but have not completed all the steps. The economy has had an effect and he is glad to still be operating and have the doors open. He has had no problems with neighbors or police and is asking to continue to operate a tavern. He is still taking steps to finish the outside of the building.

Jami Gebert asked what the alternate idea for screening and beautifying the site refers to in the staff memo.

Jason Glisczynski responded he had proposed last year to have 5' berms to prevent sound from escaping from the building and disturbing the neighbors. An audio engineer prepared a report regarding the acoustics inside the building and said the berms would not perform any type of function as far as preventing sound from reaching the neighbors. The Plan Commission wanted to leave the berms in for aesthetic purposes. The landscapers indicated that to meet the 5' height for the berms, they would have to impede onto the parking lot or the city easement. In the interim, he has planted 2' berms with plants that will grow 5'-7' high. He distributed copies of the landscaping plans from Shulfer's.

Chm. Halverson indicated the berming and landscaping is to insulate the impact of a very large building and use from the residences. The new addition is done very well but the south side of the building needs to be improved dramatically. The interior insulation has worked because there have been no noise complaints from the neighbors or the police. The conditions based on approval of the conditional use permit were not met.

Jason Glisczynski responded the specific species of plants that he has chosen are larger than normal for the purpose of screening the south side of the building. We put the dumpsters on the northwest corner because you really can't see them.

Chairman Halverson noted we appreciate that and one of the conditions will be that the dumpsters be screened. The Community Development Department has been very flexible in allowing the conditional use to operate a tavern with these conditions not having been met. Mr. Schuler has suggested that we do the sunset with the conditional use looking at June 30 which would certainly give 3-4 months of reasonable weather to accommodate the required changes.

Mr. Schuler's memo indicates there have not been any major issues, noise complaints, or other issues. Obviously, the way Mr. Glisczynski has been operating the tavern is one of responsibility and seems to be working well with the neighbors. The issues we have are the conditions that were not met previously. A level of consistency needs to be brought to the south face of the building with the new addition to the old which can probably be accomplished with simple painting. The dumpsters will have to be appropriately screened.

Jeff Schuler provided photos of the property and noted the conditional use allows you to look at things more in depth. No landscaping plan was approved with the original conditional use. You didn't have a firm direction for Jason for what you expected at this site. He reviewed the existing site and landscaping. Jason has been working with Shulfer Landscaping to come up with ideas and questioned how long the plants would take to achieve their mature height.

Jason Glisczynski noted that Shulfer's had indicated it would take 3-5 years for the plants to reach full maturity. He provided a drawing from Shulfer's showing what they have done so far.

Jerry Moore noted the berms were originally added to control traffic and noise for the neighbors as people go to their cars late at night as well as the headlights.

Jeff Schuler indicated points on the south side of the building that need to be addressed such as the deck, HVAC units, and rusting doors. Commissioners need to decide how they want the south side of the building addressed and what they expect from the site. He recommends renewal of the request with the original conditions and include additional conditions such as submittal of a landscaping plan for the entire site, a list and schedule for completion for exterior repair and maintenance of the building, and a sunset of June 30, 2010 concurrent with the expiration of the current liquor license.

Jason Glisczynski noted the HVAC units will be going up on the roof and the old units removed.

Tony Patton stated he would hope the south side of the building would be addressed with the same materials and colors as the expansion. Do we want them to come back with an exterior building plan.

Jason Glisczynski responded the new building is vinyl siding and the existing building is sheet metal and masonry.

Chm. Halverson stated the important part is the color and the perceptual consistency of the new building to the old along the south façade. The condition of the south side of the building needs to be dramatically improved. The motion needs to address color consistency and taking the elements of what is new and taking that along the older part of the southern façade of the building. The director and zoning administrator can see that the color is followed through.

Jerry Moore noted that closing the driveway is a very important issue that was brought up many times by the neighbors to have as many cars as possible exit onto Church Street.

Randy Stroik indicated when we originally reviewed this design with the architect and discussed if we wanted the expansion to blend with the same gray, the architect recommended that we don't because you have two separate buildings.

Jason Glisczynski noted maybe we could say that we need to get rid of the blue, and paint the rusty doors, deck and posts, and when we re-visit this again when the sunset clause comes down and if it looks good we don't have to take it any further, and if it doesn't look good, then we would take it further.

Chm. Halverson noted the danger that Mr. Glisczynski faces is that if it isn't met the next time, your conditional use will be pulled and you will not be able to operate as a tavern. Mr. Gardner and Mr. Curless have been very flexible in helping you through this process, but that flexibility will end at the end of June.

Marge Molski noted with regard to painting the sheet metal, it reminds her of when the metal roof on the "castle" was painted and how it has peeled and how bad it looks now.

Randy Stroik felt it is important that we look at the east side also. The city has always been very flexible, but several neighbors spoke out against it and the council went to great lengths to try to accommodate this gentleman to re-use a very large eyesore on the south side. This is the third time that the conditional use has expired and we are hearing about why it didn't get completed and asking forgiveness after the fact.

Mike Morrissey stated this is an example of one of the changes that we are going to institute with having site plans that are prepared and presented so that we can see the landscaping plan on the site plan. Maybe a professional landscaping plan that outlines what the species are, what height it is to be planted, and at what height it will be at maturity. Then, not only the landscaping around the site can be seen, but what portions of the dumpsters need to be screened and the elevations so we know what the product of the development will be. He suggested a motion whereby the conditional use be approved with a thorough site plan/landscaping plan submitted to the Community Development Department by the end of February with all improvements to be completed by June 30, 2010.

Jeff Schuler noted when a motion is made, it would be helpful to the commission, the council, and Mr. Glisczynski, if you could be as specific as possible.

Much discussion occurred regarding additions to the motion with the final motion being:

Tony Patton moved, seconded by Jami Gebert, to recommend approval of the Conditional Use Request to Operate a Tavern at 2124 Rice Street to include the original conditions, but also include the following: 1) a complete site plan/landscaping plan be submitted to the Community Development Department by February 22 that would include that the 5 planting areas be enhanced and redesigned with raised mulch beds with increased plantings of year round foliage, and a new raised mulch bed be installed across the entire entry south driveway with plantings to match the requirements for the other planting areas; 2) dumpsters be screened with fencing that matches the building color, 3) paint, or other materials, on the south side of the building to replace the area currently painted blue and wrap around the building to the north (not to include the area above the blue) with consistency in the gray colors of the building to be approved by the Community Development Department, 4) year round foliage on the south side of the building, 5) close the south driveway closest to the building and curb it off at the owners expense, 6) remove the HVAC units along the south elevation, 7) repair the deck and paint the rusty doors and posts on the south elevation, 8) plans to be reviewed by the Plan Commission at the March meeting; and 9) a sunset clause of June 30, 2010 to run concurrent with the current liquor license. Ayes all; Nays none; (Laskowski abstained) Motion carried.

3. Adjournment

Meeting adjourned at 7:20 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.