

Meeting Minutes

City Plan Commission

Monday, October 6, 2008 PRESENT: Chairman Mayor Halverson; Lois Feldman; Tony Patton; Jami Gebert; Fred Steffen; (Excused, Ald. Moore and Karen Aldinger)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Hanson, Heart, Slowinski, Molski, Stroik, Brooks; Ken Kracht; Brian Suchowski, Mary Ann Laszewski; Cathy Dugan; Tom Mallison; Lucy Ptak; Anna Haines; Tony Karner; Po. Co. Gazette, Gene Kemmeter; Erin Wojtalewicz

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The Plan Commission met at 3725 Patch St. at 5 p.m. Attendance included: Chairman Mayor Halverson; Lois Feldman; Tony Patton; Jami Gebert, John Gardner, applicants for Body Shop. The applicants explained their proposal and the Commission toured the site.

The Commission next met at 701 Mason St. Attendance included: Chairman Mayor Halverson; Lois Feldman; Tony Patton; Jami Gebert, John Gardner. The Commission toured the site.

1. Approval of the September 2, 2008 Plan Commission Minutes

Tony Patton moved, seconded by Fred Steffen, to recommend approval of the minutes of the September 2, 2008 meeting. Ayes all; Nays none; Motion carried.

2. Conditional Use - 3725 Patch St. - Request to Operate an Auto Body Shop

John Gardner reviewed the site plan and noted the three parking spaces proposed on the grass on the east side of the storage area are not allowed and the area will be needed for stormwater retention. The owner of the apartments to the south has changed his mind and now opposes the body shop.

Ken Kracht, petitioner, stated he also talked with the property owner to the south who expressed concern about tenants that work nights and have to sleep days and is concerned with the noise from the body shop. Their operation would not make as much noise as the railroad right across the street. They have designed the garage door of the building to face toward Johnson Towing and not to the south thereby directing noise away from the apartments to the south.

Mary Ann Laszewski, 1209 Wisconsin St., expressed concern that the proposal for a body shop and to triple the size of the existing building will create odors and noise and will devalue the adjacent apartments. She likes to see businesses expand, but feels this may not be the best location for this type of business.

Fred Steffen questioned how far south the building will come on the lot and will the trees remain?

John Gardner responded the proposed addition would be approximately 60' from the south property line. The proposal is to keep the trees but two rows of stored vehicles will almost take up the entire width of the storage area. If they keep the cars all on one side, they could keep most of the trees. He suggests they keep at least 10' of trees to the property line which would leave them 50' of storage area.

Chm. Halverson noted the mixture of the trees and fence that are currently there provide very adequate screening.

Lois Feldman noted she is not comfortable with allowing them to remove the trees because they are a nice barrier.

Tony Patton moved, seconded by Fred Steffen, to recommend approval of the conditional use request to operate an auto body shop at 3725 Patch Street based on compliance with conditional use standards, with the following conditions: 1) the storage area be fenced from the west and east with a fence at least 8' tall to block vision of the stored vehicles (if a chain link fence is used, the fence must not have privacy slats but instead require "pipe cleaner" hedge slats or "winged slats" which are wider and provide more privacy), 2) if any trees are removed within the 10' setback to the south, they should be replaced with an 8' solid fence or chain link fence with "pipe cleaner" hedge slats or "winged slats" and maintain as much of the existing foliage as possible. Trees more than 10' from the south property line may be eliminated at the owner's option. 3) on-site drainage be approved by the engineering dept., 4) site plan be amended to not allow parking in front of the storage area on the east side, and 5) carry the landscaping around the building. Ayes all; Nays none; Motion carried.

3. Amend landscaping requirements for 701 Mason St.

John Gardner reviewed the site plan, previous motion of the Commission, and the amendment made by the Council. In viewing the site today, we found the berm has been constructed with trees along the top. The owner has consolidated the two driveways into one.

Tony Karner stated there will be grass between the blacktop and the berm, 3'-4' boulders at the base of the berm, a shelf for lilacs or other shrub, a second tier of boulders would be halfway up the berm, and above that would be mulch for display of different landscape products such as different colors of stone. Fabric would be used under the landscaping for weed control and to stop erosion. He noted the police had security concerns if they couldn't see through a solid gate.

Tony Patton questioned the completion date for the landscaping.

Tony Karner responded it would be completed next spring. He proposes a steel gate with black mesh fabric (1" x 1" squares).

Chm. Halverson noted 90% of the front of the property would be screened.

Fred Steffen noted he has no problem with his using the same gate as on Minnesota Ave. to keep people out but still see through.

Mary Ann Laszewski noted the back exposure (west side) is not bermed. The dog park will be immediately west of this property and that could be a safety concern because of the trucking and excavating. Residential neighbors need to be screened from the property. She requests renewal with a sunset clause of 3-6 months.

Jami Gebert questioned what happens if he doesn't comply.

John Gardner responded we could issue orders to comply or bring it back to void the approval.

Tony Patton moved, seconded by Lois Feldman, to recommend approval of the landscaping as proposed with 1) grass between the Mason St. paving and the berm, 3'-4' boulders at the base of the berm, a shelf for lilacs or other shrub, a second tier of boulders would be halfway up the berm, and above that would be mulch for display of different landscape products such as different colors of stone. Fabric would be used under the landscaping for weed control and to stop erosion, 2) a gate be provided with fabric screening to discourage traffic onto the property, and 3) the landscape project to be completed by May 1, 2009. Ayes all; Nays none; Motion carried.

4. Conditional Use - 701 Mason St. - Operate Landscaping Business Including Trucking and Excavating

John Gardner stated approval is required to operate the trucking and excavating portion of the business.

Fred Steffen moved, seconded by Tony Patton, to recommend approval of the conditional use request to operate a landscaping business including trucking and excavating at 701 Mason Street with all vehicles, heavy equipment, and large piles of landscape/excavation materials to be stored behind the building.

Ayes all; Nays none; Motion carried.

Meeting adjourned at 6:40 p.m.

Meeting adjourned at approximately 4:25 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.

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