

Meeting Minutes

City Plan Commission

Monday, February 4, 2008

PRESENT: Chairman Mayor Halverson; Ald. Jerry Moore; Tony Patton; Ann Shannon; Lois Feldman; Fred Steffen (Excused, Karen Aldinger)
ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Molski, Stroik & Heart; Cathy Dugan; Reid Rocheleau; Gene Kemmeter, Po. Co. Gazette
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1. Approval of the January 7, 2008 Plan Commission Minutes

2. **Conditional Use Request "R-TND" Traditional Neighborhood Overlay District 1832 Illinois Ave. Construct Addition with Reduced Setback**

3. Telecommunication Tower Request at Town Hall in Town of Hull

4. **Text Change Define Majority Vote on Zoning Board of Appeals**

5. **Street Name NE Corner of Brilowski Rd./CTH. HH**

1. Approval of the January 7, 2008 Plan Commission Minutes

Lois Feldman moved, seconded by Ann Shannon, to recommend approval of the minutes of the January 7, 2008 meeting. Ayes all; Nays none; Motion carried.

2. Conditional Use Request - "R-TND" Traditional Neighborhood Overlay District - 1832 Illinois Ave. - Construct Addition with Reduced Setback

John Gardner stated the ordinance was changed to allow reduced setbacks as a conditional use under the Traditional Neighborhood Overlay District. The existing zoning requires a 25' setback. The current setback is 17'. The existing porch area will be remodeled and used as part of the kitchen with an adjacent office area. The ordinance requires the addition to fit into the neighborhood and not create blank walls. The proposal fits the Traditional Neighborhood Overlay District criteria and staff recommends approval.

Fred Steffen moved, seconded by Ch. Halverson, to recommend approval of the request to construct an addition within the Traditional Neighborhood Overlay District with a reduced setback of 17' at 1832 Illinois Ave. based on compliance with the Conditional Use Standards. Ayes all; Nays none; Motion carried.

3. Telecommunication Tower Request at Town Hall in Town of Hull

John Gardner stated Portage County has requested input from the City as a neighboring landowner. He reviewed the site plan and indicated the city is looking at extending the roads from Whitetail Subdivision toward the west but no decision has been made yet. The proposed tower is consistent with the airport height limitation restrictions. A notice of the public hearing was sent to property owners in Whitetail Subdivision and apparently one property owner showed up and questioned if there would be a light on top of the tower. They were told there would not be a light on the tower.

Ald. Stroik noted we tabled an issue at a council meeting two months ago regarding a cell tower and that issue hasn't been brought back yet. Should we be authorizing this without a bigger picture plan. That one should be acted on.

John Gardner responded information was provided with this application which shows the nearest tower available is at Wilshire/I-39. The applicant is convincing the county that there is a hole here that needs to be filled and they have demonstrated some need for filling it. This is a different question. For city approval, the question is if we like the location.

Ch. Halverson noted it became clear the engineering intricacies are very difficult to have one comprehensive plan that deals with all cell towers in Whiting, Plover and Stevens Point. The idea of a plan that deals with cell towers inter-municipally is probably not going to happen.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval of the location for the telecommunication tower at the town hall in the Town of Hull as proposed contingent upon something in writing from FAA that a light on the tower is not needed this close to the airport.

Cathy Dugan asked if the city notified the neighbors or was that the Town of Hull's responsibility. How does the height of this tower compare to some of the others that have come before the commission.

John Gardner responded the county has a policy of notifying people within 500 feet. There are no city residents within 500 feet. We notified them as a courtesy. He noted this proposed tower is 135', the tower proposed in Whiting is 150', the tower on Heffron Ct. is 150-55', the tower behind Culver's is about 135'. We have height restrictions based upon the airport clearance zone. This request is at the maximum of those restrictions.

Ayes all; Nays none; Motion carried.

4. Text Change - Define Majority Vote on Zoning Board of Appeals

John Gardner reviewed the attached memo and noted the State changed the ordinance regarding the majority vote of the Zoning Board of Appeals to say "the majority of the members present". Following discussion, you, as a commission, voted to leave it as "the concurring vote of 4 members of the Board". The City Attorney informed him that since the State changed it, it is not optional and is required that we make our ordinance conform to the State law.

Fred Steffen moved, seconded by Ann Shannon, to recommend approval to change Section 23.05 Board of Appeals - 9. to read as follows: "A majority vote of the members present shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance, or to effect any variation in such ordinance. The grounds of every such determination shall be stated."

Ayes all; Nays none; Motion carried.

5. Street Name - NE Corner of Brilowski Rd./CTH. HH

John Gardner stated the developers have requested the name of Venture Dr.

Chm. Halverson noted the name of Carrie Frost Dr. would remain up to the 90 degree turn to the south and then become Venture Dr. Carrie Frost Dr. would continue to the east in the future.

Ann Shannon moved, seconded by Lois Feldman, to recommend approval of Venture Drive for the street at the northeast corner of Brilowski Rd/CTH. HH.

Ayes all; Nays none; Motion carried.

Meeting adjourned at 6:30 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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