

Meeting Minutes

City Plan Commission

Monday, June 5, 2006

PRESENT: Chairman Mayor Wescott; Ald. Jerry Moore; Karen Aldinger; Jeff Zabel; Lois Feldman; Ann Shannon (Excused, Fred Steffen)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Molski, Sevenich, Barber, Stroik; Mary Ann Laszewski; Reid Rocheleau; Kim Beckham; Brooke Ananiadis; Fred Pionek; Joe Kozicki; Lori Kozicki; Gene Kemmeter, Po. Co. Gazette

Index of these Minutes:

1. Approval of the May 1, 2006 Plan Commission Minutes
2. Conditional Use - Enclose Front Porch Within the Front Yard Setback - 500 Sixth Ave.
3. Conditional Use - Recycling Operation - 801 Francis St.
4. Conditional Use - Extend Liquor License to Include Outdoor Area - Rudy's Red Eye Restaurant - 1001 Amber Ave.
5. Conditional Use - Extend Liquor License to Include Outdoor Area - Pete's Sports Bar - 200 Division St.
6. Sidewalk/Bicycle Trail on Hoover Rd. Between Coxe and Industrial Park Rd.
7. Subdivision Ordinance Amendments

1. APPROVAL OF THE MAY 1, 2006 PLAN COMMISSION MINUTES

Ann Shannon moved, seconded by Ch. Wescott, to approve the May 1, 2006 minutes. Ayes all; Nays none; Motion carried.

2. CONDITIONAL USE - ENCLOSE FRONT PORCH WITHIN THE FRONT YARD SETBACK - 500 SIXTH AVE.

Chairman Wescott reviewed the attached memo and noted staff recommends approval of the enclosure as shown on the attached drawing.

Karen Aldinger moved, seconded by Jeff Zabel, to recommend approval of the conditional use request to enclose the front porch within the front yard setback at 500 Sixth Ave. as shown on the attached drawing. Ayes all; Nays none; Motion carried.

3. CONDITIONAL USE - RECYCLING OPERATION - 801 FRANCIS ST.

Ch. Wescott reviewed the attached memo and noted staff recommends approval with the condition that no materials be stored out of doors.

John Gardner provided a map and photos indicating where the dock is and showing industrial use on one side of the street and residential use on the other side.

Karen Aldinger doesn't have problems with the drop off, but expressed concern with a semi sitting on the property.

Joe Kozicki, petitioner, responded we have a semi on our site in Wisconsin Rapids, but at the present, we do not feel this site will require one. We will have a straight 24' truck at the loading dock which will be removed at the end of the day to unload it in Wisconsin Rapids. If volume requires it, we would come back to this committee and request permission for a semi.

Reid Rocheleau, 408 Cedar St., stated this same request came before the commission for the Portesi Pizza site and was pulled from the agenda because it did not fit in with the master plan for that area, but its okay to dump it in the 10th ward. Fred's Towing was allowed to have a salvage yard for a towing business here and was supposed to put up an opaque fence which was never done. County Market has a fenced-in area for aluminum drop-offs. North Point has an area for drop-offs and the proceeds go to the Humane Society. There are other drop-off sites in the city, besides the city picking it up in front of your house. We are competing with our own recycling system.

Joe Kozicki responded the zoning allows for this type of operation. He contacted surrounding owners and received no negative comments. The Humane Society stated they would like to work with a local businessman. This business will be run in a professional manner with nothing stored outside.

Fred Pionek, owner of the property, stated he has kept his area clean and Mr. Kozicki will have to keep his area clean.

Mary Ann Laszewski, 1209 Wisconsin St., noted the heavy industrial zoning is kind of an island. This is a challenged ward and she is concerned about this becoming a salvage area in a residential neighborhood. It is a duplication of services and feels it will evolve into a more problematic operation.

Ald. Stroik questioned whether the original approval required an opaque fence and can we get that done.

Fred Pionek stated it was his understanding, with John Gardner, that the fence should be opaque only if he stored crashed vehicles outside. .

John Gardner responded he will look into the motion adopted by the council and have an answer by the June council meeting.

Ald. Barber stated originally he was against the salvage yard and had talked with neighbors who were also against it. Following the discussion at the council meeting, he voted for it. After 4-6 months, he talked with the same neighbors and they felt Fred's Towing did a good job and wanted to know when the opaque fence was going in.

Jerry Moore moved, seconded by Karen Aldinger, to recommend approval of the conditional use request for a recycling operation at 801 Francis St. with the restrictions that there be no outside storage, and storage of any semi trailers would require additional approval from this commission. Ayes all; Nays none; Motion carried.

4. CONDITIONAL USE - EXTEND LIQUOR LICENSE TO INCLUDE OUTDOOR AREA - RUDY'S RED EYE RESTAURANT - 1001 AMBER AVE.

Ch. Wescott reviewed the memo and noted staff recommends with the proposed conditions.

Lois Feldman moved, seconded by Jeff Zabel, to recommend approval of the conditional use request to extend the liquor license to include the outdoor area for Rudy's Red Eye Restaurant at 1001 Amber Ave. with the restrictions that no food service, drinking, or music be allowed after 11:00 p.m. and the conditional use to expire on May 31, 2008. Ayes all; Nays none; Motion carried.

5. CONDITIONAL USE - EXTEND LIQUOR LICENSE TO INCLUDE OUTDOOR AREA - PETE'S SPORTS BAR - 200 DIVISION ST.

Ch. Wescott noted the memo and stated the police department is continuing its examination and we will have a report for Public Protection next week. Staff recommends approval.

Brooke Ananiadis, representing Pete's Sports Bar, stated they are proposing a 6' privacy fence, an alarmed door, handicap accessibility, and the deck will only be accessible from the bar.

Jerry Moore moved, seconded by Karen Aldinger, to recommend approval of the conditional use to extend the liquor license to include an outdoor area at 200 Division St. with the restrictions that a fence and plantings surround the proposed area, no food service, drinking, or music be allowed after 11:00 p.m., and the conditional use to expire on May 31, 2008. Ayes all; Nays none; Motion carried.

#### 6. SIDEWALK/BICYCLE TRAIL ON HOOVER RD. BETWEEN COYE AND INDUSTRIAL PARK RD.

Ch. Wescott noted the attached agreement with Herrschner's would extend the sidewalk/bicycle trail along Hoover Road between Coye Dr. and Industrial Park Rd. The city will include this area for snow removal.

Ch. Wescott moved, seconded by Lois Feldman, to recommend approval of the sidewalk/bicycle trail agreement on west side of Hoover Road between Coye Dr. and Industrial Park Rd. Ayes all; Nays none; Motion carried.

#### 7. SUBDIVISION ORDINANCE AMENDMENTS

John Gardner reviewed the proposed changes and noted some grammatical changes made by Ald. Moore.

Karen Aldinger noted on pg. 13, these fees don't apply in extraterritorial.

John Gardner responded that is correct. The governor just passed a new law that will affect this section. Changes will likely be required for this section.

Chairman Wescott moved, seconded by Jerry Moore, to recommend approval of the subdivision ordinance amendments as proposed. Ayes all; Nays none; Motion carried.

Meeting adjourned at 4:37 p.m. Due to the July 4th holiday, the next meeting will be held Monday, July 10, 2006.

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.

Bottom of Form