

## Meeting Minutes

### City Plan Commission

Monday, June 6, 2005 - 4:00 p.m. PRESENT: Chairman Mayor Wescott; Karen Aldinger; Lois Feldman; Ann Shannon; Jerry Moore; Jeff Zabel; Fred Steffen

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Ald. Sevenich, Trzebiatowski, Molski & Barber; Jackson Case; Chuck Knocek; Dave Bannach; Tom Bannach; Gene Kemmeter

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  3. Site Plan Review - Dental Office - 5764 Windy Drive.
  4. Create Airport Zone.
  5. Sign Variance Request - Two Signs on One Building - 101 Division St. North - Hawaiian Tanning.
  6. Name Street Joining Windy Drive and Badger Avenue.
  7. Relocation Order - Hwy. 10 - Treder Avenue to Badger Avenue.
1. APPROVAL OF THE MINUTES OF THE MAY 2, 2005 PLAN COMMISSION MEETING

Lois Feldman moved, seconded by Jerry Moore, to approve the minutes of the May 2, 2005 meeting. Ayes all; Nays none; Motion carried.

### 2. CONDITIONAL USE - EXPANSION OF TAVERN AT POINT BOWL - 2525 DIXON ST.

Chairman Wescott reviewed the attached memo and noted staff is recommending approval of a new conditional use permit with the same conditions as the original permit.

John Gardner distributed an aerial photo showing the neighborhood. We mailed 20+ notices to the neighbors and received one call concerned with trash on the premises and noise at night. There are two parts to the request - 1) addition to the bar, and 2) the banquet hall, which may or may not happen depending on financing.

Lois Feldman questioned the overflow parking?

John Gardner responded this was discussed at earlier meetings. The plan as submitted meets parking requirements. There still may be overflow parking into the neighborhood.

Jackson Case, 3028 Stanley St., representing the owner of Point Bowl, requested clarification of why we are addressing this today when it was approved and a permit was issued last year that should be valid to the summer of this year.

John Gardner responded the applicant is taking the position that a permit for the remodeling, expansion, and the banquet facility, was issued last summer and should be good for one year. The conditional use permit had a deadline for the start of the addition of December 31, 2004. The construction of the addition was not started by December 31, 2004 and, therefore, the conditional use supercedes the building permit and the permit was terminated.

Ch. Wescott stated the City Attorney also stated the conditional use approved by the Common Council supercedes the building permit.

Jerry Moore moved, seconded by Jeff Zabel, to recommend approval of the conditional use request to expand the tavern at 2525 Dixon Street to include the same restrictions as the resolution of December 15, 2003, with the conditional use to expire on June 1, 2007, and to include that construction begin prior to December 31, 2005.  
Ayes all; Nays none; Motion carried.

### 3. SITE PLAN REVIEW - DENTAL OFFICE - 5764 WINDY DRIVE

Chairman Wescott reviewed the memo and noted staff recommends approval subject to approval of the drainage plan.

Lois Feldman moved, seconded by Karen Aldinger, to recommend approval of the site plan for the dental office at 5764 Windy Drive as presented.  
Ayes all; Nays none; Motion carried.

### 4. CREATE AIRPORT ZONE

Chairman Wescott noted the airport is located in Single Family Zoning. Staff recommends creating an Airport zone and the Chair supports the recommendation.

Karen Aldinger moved, seconded by Fred Steffen, to recommend approval of creating an Airport Zone. Ayes all; Nays none; Motion carried.

### 5. SIGN VARIANCE REQUEST - TWO SIGNS ON ONE BUILDING - 101 DIVISION ST. NORTH - HAWAIIAN TANNING

Chairman Wescott reviewed the staff report and noted staff feels comfortable recommending approval.

John Gardner noted Jeff Zabel had suggested that because this is the second variance we have received for a corner occupancy, maybe we need to look at an amendment to the ordinance itself.

Chairman Wescott felt it makes a lot of sense to look at an amendment and staff will return with an appropriate amendment.

Lois Feldman suggested the amendment should specify the size limits.

Chuck Knocek, Graphic House, questioned if his client decides to change the sign on the north side to match the one on the west side, it would not require a variance if we are within the 100 sq. ft.

John Gardner responded if we change the ordinance, a variance would not be required.

Jeff Zabel moved, seconded by Karen Aldinger to recommend approval of the request for a sign variance for two signs on one building at 101

Division Street.  
Ayes all; Nays none; Motion carried.

#### 6. NAME STREET JOINING WINDY DRIVE AND BADGER AVENUE

John Gardner stated the name Pintail has been suggested in keeping with neighboring streets of Warbler, Sandpiper, and Owl.

Chairman Wescott moved, seconded by Fred Steffen, to recommend the name of Pintail for the street joining Windy Drive and Badger Avenue.  
Ayes all; Nays none; Motion carried.

#### 7. RELOCATION ORDER - HWY. 10 - TREDER AVE. TO BADGER AVE.

John Gardner stated this is similar to what we saw last fall with the exception of the last page which shows the proposed intersection north and south of Hwy. 10.

Karen Aldinger moved, seconded by Ann Shannon, to recommend approval of the relocation order on Hwy. 10 from Treder Ave. To Badger Ave.  
Ayes all; Nays none; Motion carried.

Meeting adjourned at 4:45 p.m.

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