

Meeting Minutes

City Plan Commission Minutes

Monday, March 1, 2004 - 4:00 P.M. PRESENT: Chairman Mayor Wescott; Lois Feldman; Ann Shannon; Mike Phillips; Bud Flood; Fred Steffen (Karen Aldinger, excused)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Clerk Victoria Zdroik; Park & Rec. Dir. Tom Schrader; Mayors Assis. Jami Gebert; Ald. Sevenich, Sowieja, Barr, Rackow, Molski, Stroik, and Moore; Tony Trzebiatowski; Randy Trzebiatowski; John Stromberg; James Kropidowski; Florian & Madeline Klasinski; Chris & Barb Kluck; Aidan Brusewit; Dustin Trickle; Kate Garsombke, Journal; Gene Kemmeter, Portage County Gazette

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1. APPROVAL OF THE MINUTES OF THE FEBRUARY 2, 2004 PLAN COMMISSION MEETING

Bud Flood moved, seconded by Fred Steffen, to approve the minutes of the February 2, 2004 Plan Commission Meeting. Ayes all; Nays none; Motion carried.

2. REZONING - 3609 STANLEY STREET FROM "R-2" SINGLE FAMILY TO "B-4" COMMERCIAL ZONING
3. CONDITIONAL USE - CAR WASH - 3609 STANLEY STREET

Chairman Wescott noted Items #2 and #3 will be discussed together but will have separate motions.

John Gardner presented overhead slides and reviewed the surrounding zoning pattern and land uses. He stated if the property is rezoned to Commercial Zoning but the council does not approve the car wash as a conditional use, the property will remain Commercial zoning and could be used for many uses including multiple family, fast food restaurants, and retail businesses, without any review because those uses would be permitted in the commercial zoning. A car wash is a conditional use and requires Council approval. The Stanley Street Land Use Plan was adopted in 1993 and recommends this site for commercial zoning. Because the rezoning request is consistent with the adopted plan, staff recommends approval.

The second half of this request is for a car wash with two automatic bays, three self-serve bays, and three vacuum islands. The site is adjacent to a home on the east and multifamily zoning to the south. Car washes have the potential to operate all night potentially resulting in noise disturbances for neighbors. Previous requests for car washes have been rejected or have required additional screening and limited hours of operation. He reviewed the proposed site plan and expressed concern with sufficient space for stacking while waiting for the car wash. He suggested the following conditions: 1) separation from future residents to the south with a solid 6 ft. high fence along the south property line to screen vehicle lights and noise, 2) storm water drainage be retained on site and the site plan will have to be altered to accommodate this, 3) room for at least 4 vehicles to wait in line at the entrance to each car wash bay, 4) limiting the hours of operation to 6 a.m. to 10 p.m. to prevent noise from disturbing the adjacent residential property, and 5) preserve the existing trees on the east and west property line.

He has talked with the applicant about reworking the site plan to move the building closer to Stanley Street with the entrance to car wash bays from the rear of the property. The owner is open to this.

Mike Phillips hoped the screening will be around at least the south and east property lines, hopefully the entire property, for lights and music.

Ald. Molski noted the vacuum islands are located right outside Mr. Klasinski's bedroom window and Mr. Klasinski would like a privacy fence similar to the one between Scaffidi's and Mr. Kropidowski's property.

Elbert Rackow noted he likes the idea of moving the building forward on the site and would like to see the traffic going to the right only to the car wash bays so they aren't crossing traffic. The vacuum islands should be situated on the west side of the site before the car wash bays.

Randy Trzebiatowski, petitioner, stated they can make alterations and changes to the proposed plan. The suggestions of moving the building forward, moving the vacuum islands to the west side of the site, and stacking to the back is not a problem. He is also agreeable to a fence or screening along Mr. Klasinski's property.

Ald. Sevenich stated she would like to see landscaping at the front and sides of the property.

Jim Kropidowski, 3707 Stanley St., noted if the hours of operation are 6 a.m.-10:00 p.m., what shuts the car wash off at 10:00 p.m. if it is coin operated.

Randy Trzebiatowski responded he would prefer midnight better than 10:00 p.m. I guess we would lock up the building at closing.

Florian Klasinski, 3627 Stanley St., stated he is the adjacent property owner to the east and would like to see a solid privacy fence to screen his property from the car wash, much like the one between Scaffidi's and Mr. Kropidowski. The existing trees are on his property, so the fence would have to go on the west side of the trees. He would also like the vacuum islands moved to the other side of the property. He has no other objections.

Christopher Kluck, representing Eugene Kluck the current owner of the property, stated whether the property is rezoned or not, the property will go up for sale as quickly as possible. His father is ill and will not be coming back to the property.

In response to the suggestion that the self-serve bays be allowed to remain open 24 hours per day and only the automatic bays with dryers be closed in the evening, Ald. Rackow felt the car wash should be all-open or all-closed at the specified closing time.

Tony Trzebiatowski noted he doesn't know of any car washes that close at a certain time, it seems they stay open 24 hours.

Mike Phillips would like to see the perimeter lights facing inward and downward.

Ald. Moore and Mr. Klaskinski expressed concern with dumpsters and snow removal.

Randy Trzebiatowski responded there would be room on-site in the back for snow and if there is a lot, it would have to be removed. There will be

areas for the dumpsters and they will have state-of-the-art security cameras. He wants to work with the neighbors. He is asking that the commission rezone the property and allow him to build a car wash.

Bud Flood noted given the fact that the neighbors seem to be somewhat in favor of the rezoning, would it be appropriate to allow the applicant 30 days to revise the site plan.

Chairman Wescott noted because these are separate votes, the rezoning could be granted if the commission is so inclined, and hold up the site plan until next month until they bring back a new site plan showing the concerns expressed today. He reminded everyone, if the property is rezoned, there are other opportunities that become possibilities for this property. We need the specific details to act on the car wash request.

Randy Trzebiatowski noted if he can't build a car wash there, he doesn't want to buy the land. He could prepare another site plan but it will take some time and money.

Lois Feldman noted sometimes the Plan Commission recommends approval and then the two weeks before the council meeting can be used to work out the details with staff and the neighbors.

REZONING:

Fred Steffen moved, seconded by Mike Phillips, to recommend approval of the rezoning from Single Family Zoning to Commercial Zoning. Ayes all; Nays none; (Ann Shannon abstained) Motion carried.

CONDITIONAL USE:

Fred Steffen moved, seconded by Bud Flood, to recommend approval of the conditional use for a car wash at 3609 Stanley Street, but require that the developer, the planning office, and the adjacent property owners spend the next two weeks preparing a very specific plan for the proposed development including placement of the building and vacuum islands, drainage, stacking space, fencing, entrance and exits, enclosed dumpster area, snow removal, landscaping, signage, lighting, and hours of operation for entire car wash. Ayes all; Nays none; (Ann Shannon abstained) Motion carried.

Florian Klasinski noted he and his wife will be out of town during that time period for the birth of their grandchild and he would like the city to act on his behalf.

4. LOT SPLIT - HEFFRON STREET@HOOVER ROAD LOT 106 PARKWOOD FIFTH ADDITION (This item withdrawn prior to the meeting. No action will be taken.)

5. ADOPT PARK PLAN UPDATE 2004-2009

John Gardner noted he and Parks Director, Tom Schrader, have reviewed the plan several times since the last meeting. They suggest adding the following: 1) #19 on pg. 52 - incorporate the Green Circle Plan, Riverfront Plan, and the Downtown Directional Study. 2) if approved at Public Works next week, include in the improvements section a Green Circle Trail underpass under the railroad to get from the west end of Wisconsin St. to the Water Dept. Offices on Bliss Ave. and 3) #17 on pg. 52 - include the Wisconsin River and Moses Creek area. Not just acquiring the land, but acquiring an interest in the land. They also recommend adding "converting the Central Co. to a more public use" and away from the current storage use.

Chairman Wescott thanked Elbert Rackow for his extensive input to the plan which has been distributed to the commission.

Ann Shannon felt the population projections should be consistent with the Smart Growth document. John Gardner agreed.

Chairman Wescott noted he would like to take some time to discuss how the future plan recognizes the future use of the vocational college in regard to our facility.

John Gardner referred to Item B. Goerke Park on page 48 - the Park Commission added the wording "with no further additions to the current structure being permitted". He felt that language was more restrictive than what he would recommend. He suggests two alternatives: 1) strike the new addition and leave the existing language: "Relocation of the technical school should be reviewed", or 2) Retain the existing: "relocation of the technical school should be reviewed". And continue with: "Goerke Park is used as a community and neighborhood park and any further expansion requests of Mid-State Technical College should not unduly encroach on these recreational functions". The reason for these suggestions is the technical school is a basic educational service that this community needs. There are logical reasons why you grow in the existing site as opposed to picking up and moving. There is some relationship between the university and the technical college because the students go back and forth. Mid-State has experienced substantial growth. They do not have to expand there, but it is his opinion that we should not close the door in their face.

Chairman Wescott noted the Park Commission has done a lot of good work on this plan and they took a very clear position - no further expansion. He wants the Plan Commission to review it and say if they are comfortable with that or would you prefer to see an element of flexibility built in.

Lois Feldman felt there is also cooperation between the hospital and the technical school with nursing students walking back and forth.

Tom Schrader reviewed the background noted the Park Commission met on January 2, 2002 to review the request for expansion and denied the request. The Mayor requested a group get together representing all the entities. On January 16, 2002 there was a meeting with the university, Park Commission, Plan Commission, Mid-state Tech, and someone from the school district to review the request. We talked about leasing space to make it work, expansion on the current site, relocation of Mid-State Tech or the recreation center, joint expansion, checking with the school district to see if they have open space, expansion to the north, and portable classrooms. There was a joint Park and Plan Commission meeting on February 4, 2002, and the big concern at that time was what are the long range goals of Mid-State Tech. Mid-State presented their long range goals and stated this will be the last expansion at this place because of parking problems. At that time, the Park Commission said that seeing as this is the last expansion in the park, we will approve this expansion. The Park Commission feels that parks are for parks and park-related use. When we start allowing non-related park uses into the park, we are starting to eat up park space that was dedicated and set aside for park purposes. He noted that the first Mid-State expansion took the north wing of the recreation center and their second expansion moved the lease line about 15 feet. The Park Commission was very adamant that there be no further expansions. The recreation center in Goerke Park is the hub

of all the recreation activities.

Chairman Wescott noted the Park Commission has arrived at a very clear and firm decision. Does the Plan Commission wish to adopt the plan or, do you wish to forward to the council a recommendation to adopt the plan and retain some flexibility for future councils.

Elbert Rackow noted he has attended the meetings and been a member of the Park Commission. The Park and Recreation building has been there for a long time and built under different standards than we have now and sooner or later the building will have to be replaced. It could be replaced on a smaller footprint and be more efficient than it is now.

Ald. Moore stated the Park Plan doesn't limit Mid-State from expanding to the north.

Lois Feldman suggested the wording that there be no further encroachment south and east into the park property.

Ald. Sowieja requested a clearer explanation with regard to acquisition and the Moses Creek corridor.

Elbert Rackow suggested a cover memo stating the changes.

Chairman Wescott noted it is his intention to present this to the council in March, but if for some reason all the paper work is not completed, he could bring it to the council in April.

Lois Feldman moved, seconded by Ann Shannon, to recommend adoption of the Park Plan Update for 2004-2009, incorporating the editorial changes identified by Ald. Rackow; changing the language suggested by Lois Feldman from the last meeting; make the population projections consistent with the Smart Growth document; include John Gardner's additions of incorporating the Green Circle Plan, Riverfront Plan, and the Downtown Direction Study into #19 on page 52, include an underpass under the railroad to get from Wisconsin Street to the Water Dept. Offices on Bliss Ave. into the Improvements Section, include the Wisconsin River and Moses Creek in #17 on page 52, and that there be no further encroachment of Mid-State Technical College to the south and east into park property. Ayes all; Nays none; Motion carried.

Meeting adjourned at 5:20 p.m.

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