

Meeting Minutes

City Plan Commission Minutes

Monday, December 6, 2004 - 4:00 p.m. PRESENT: Ch. Mayor Wescott; Fred Steffen; Lois Feldman; Ann Shannon; Jeff Zabel, Dave Sowieja (Excused, Karen Aldinger)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Pub. Works Dir. Joe Euclide; Ald. Molski, Rackow, & Markham; Bernard Landerman; Dave Ladick; Gene Kemmeter, Po. Co. Gazette; Kelly McBride, Journal

Index of these Minutes:

1. Approval of the Following Minutes: October 4, 2004; October 25, 2004; November 22, 2004
 2. Survey Map - Bonnie Bay
 3. 1301 Dubai Avenue: Rezoning from "M 1" Light Industrial to "R-5" Multiple Family II Conditional Use for Single Family Residence Two Buildings on One Lot
 4. Restrictive Covenant Re-purchase Agreement and Outdoor Storage - Krembs/Heffron Ct.
 5. Acquisition of Two Hangars at Stevens Point Airport
1. APPROVAL OF THE FOLLOWING MINUTES: OCTOBER 4, 2004; OCTOBER 25, 2004; NOVEMBER 22, 2004

Dave Sowieja moved, seconded by Lois Feldman, to approve the minutes of the October 4, October 25, and November 22, 2004 meetings. Ayes all; Nays none; Motion carried.

2. SURVEY MAP - BONNIE BAY

John Gardner presented an aerial photograph of the area. He has talked with Mr. Landerman about possibly accepting land, an island, in place of the required \$250 park fee. We will resolve that issue prior to the Common Council meeting.

Lois Feldman questioned whether this land goes under the water. She noted the \$250 fee has been around for a long time and maybe should be looked at again.

John Gardner responded the lot descriptions do go out into the water. Normally, you would not see that except when there is an artificially-created pond.

Marge Molski questioned why the city would want an island?

John Gardner responded the advantage would be it would be public property and would not allow structures and we could continue to use it for wildlife habitat. The council will be debating that issue.

Fred Steffen moved, seconded by Jeff Zabel, to recommend approval of the survey map as presented for Bonnie Bay with the following conditions:

1) the owner agrees to install to each lot city sanitary sewer, water, necessary laterals, and street paving to city specifications, natural gas, electric, telephone, and cable, 2) the owner must agree on an assessment whereby the city is placed in an assured position to install the public improvements or the subdivider has filed with the council a surety bond, cashier's check or a certified check upon a solvent bank located in the City of Stevens Point, conditioned to secure the construction of the public improvements in a satisfactory manner and within a period specified by the council, such period not to exceed two years, 3) the owner pay park fees of \$250/lot at the time of recording of the Survey, 4) the Town of Plover agree to accept the roadway as shown, 5) a 30 ft. reverse radius be located at curve 1 on Bonnie Bay Court, 6) the new road be called Bonnie Bay Court, 7) writing on the face of the CSM be changed from "Future Street to be Dedicated to the Public" to "Dedicated to the Public", and 8) the legal description be changed to include "Part of Bonnie Bay Subdivision".

Ayes all; Nays none; Motion carried.

3. 1301 DUBAY AVENUE:

REZONING FROM "M 1" LIGHT INDUSTRIAL TO "R-5" MULTIPLE FAMILY II CONDITIONAL USE FOR SINGLE FAMILY RESIDENCE TWO BUILDINGS ON ONE LOT

John Gardner provided an aerial photo and reviewed the surrounding uses. The owner is living in one of the buildings, their business is there, and he wants the rezoning to qualify for conventional financing to allow them to rebuild in the event of a loss. Staff recommends approval of all three requests.

Lois Feldman moved, seconded by Jeff Zabel to recommend approval of the rezoning to "R-5" Multiple Family II, the conditional use for a single family residence, and two buildings on one lot. Ayes all; Nays none; Motion carried.

4. RESTRICTIVE COVENANT RE-PURCHASE AGREEMENT AND OUTDOOR STORAGE - KREMBS/HEFFRON CT.

John Gardner stated when we sold the land to Mr. Filtz, it was conditioned that the city has the right to re-purchase the property in the event that nothing is built on it within one year. Mr. Filtz now has a buyer that wants to build on the property and is asking the city to waive that re-purchase condition. Advantages to waiving the condition include the land would be improved. Disadvantages include allowing Mr. Filtz to speculate on industrial park land when others have not been allowed to. He suggests the city waive or exercise the re-purchase provision with the Finance Committee deciding which option works best for the city. This item is before the Plan Commission because State law requires that any interest in property that the city buys or sells has to come before the Plan Commission prior to Common Council action.

Ch. Wescott noted the role of the Plan Commissions today is not to make a decision as to whether the city will waive or exercise the provision, it is simply to say you wish to see the property sold. It is up to the Finance Committee as to how to deal with the re-purchase decision.

Lois Feldman questioned if the land was purchased in 1998, why was nothing done for 6 years?

John Gardner responded it was about the time that the business park was being developed and there was probably an excess of industrial land.

Dave Ladick provided background on his business and stated it was not Mr. Filtz' intention to speculate on the land. He asked Mr. Filtz to sell it to him because he is out of space. He needs a new facility or a duplicate facility.

Lois Feldman moved, seconded by Jeff Zabel, to recommend to the Finance Committee that the city buy the property back and further, the Plan Commission is on record that the city should buy the property at the price that Mr. Filtz paid for it, and then sell the land to Mr. Ladick. Ayes all;

Nays none; Motion carried.

5. ACQUISITION OF TWO HANGARS AT STEVENS POINT AIRPORT

John Gardner stated Sentry will no longer be the fixed base operator and they wish to sell to the city two buildings that they are not using. The City Engineer is recommending that the city buy them and lease the buildings out. All acquisitions of real estate must come before the Plan Commission.

Joe Euclide stated one building consists of 12, T-hangars in an 18,000 sq. ft. building, and the other is a large 2,000 sq. ft. hangar. Both buildings are in good shape and have been maintained on an annual basis. The two buildings are assessed at \$227,000 and the sale price to the city is \$25,000. The hangars currently generate approximately \$21,000 per year in rentals. The primary reason to purchase these buildings is to off-set city expenses to support the airport operations and hopefully decrease the amount of general levy taxes required to maintain the airport. The owners of the planes located in the buildings are required to have a separate lease for each space and each must have insurance for it.

Fred Steffen moved, seconded by Dave Sowieja, to recommend approval of the acquisition of two hangars at the Stevens Point airport. Ayes all; Nays none; Motion carried.

Meeting adjourned at 4:40 p.m.

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Bottom of Form