

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, March 5, 2001 - 4:00 P.M.

PRESENT: Ald. Rackow, chair; Jeff Zabel; Lois Feldman; Art Davies; Fred Steffen; Bud Flood; John Gardner, Community Development Department, Jeff Schuler, Portage County Planning Department. (Absent: Wescott)

ALSO PRESENT: Alderpersons Molski, Sevenich, Moore, Kedrowski, Phillips; Roger Clark; Randy Steltenpohl; Neil Marciniak; Val Omernick; Norm Barber; Gary Ouderherson; Fred Hopfensperger; Tom Brown; Jack Negaard; Matt Filipiak; Bev Mancl; Mark Craig; Anthony Fasula.

1. Approval of February 5, 2000 Plan Commission Minutes.

Feldman moved, seconded by Flood to approve the February 5, 2000, Plan Commission Minutes. Ayes all nays none, motion carried.

2. Downzone Stevens Point School Board Property CTH. HH from M-2 Heavy Industrial to R-4 Multiple Family I.

Gardner stated the property was downzoned in 1992 to R-4 Multiple Family I. The reason the Council downzoned the property was to protect the residential area to the east from incompatible uses allowed in Industrial zoning. The Stevens Point School Board purchased the property in 1994 and requested Industrial zoning to accommodate a proposed school bus garage. The Plan Commission recommended denial of the zone change but the Council approved the change to M-2 Heavy Industrial to accommodate the bus garage. The School Board is considering sale of the property and staff is recommending the downzoning to R-4 Multifamily I for the same reasons the property was downzoned in 1992.

Ald. Kedrowski asked how much multifamily zoning there is in the city and why wasn't other residential considered? Gardner said he did not know total of how much multifamily zoning existing in the city. The land is now served by a new highway and has utilities installed. The land is also subject to higher groundwater which may limit construction of basements. The Plan Commission previously discussed residential zoning for this area and was concerned that high groundwater may limit single family or duplex use because of the limitation to basements.

Motion made by Steffen, seconded by Zabel, to recommend the rezoning of the School Board property from M-2 Heavy Industrial to R-4 Multifamily.

Bev Mancl, owner of rental properties across the street, supported the downzoning.

Ayes all, nays none, motion carried.

3. Airport Hangar lease Request - Compass Properties.

Gardner said the requested lease area has changed from the last meeting. The attached site plan indicates the current requested area. The site plan also shows possible areas for additional hangars. The handout includes elevations of the buildings. The buildings may change and the materials may change. The elevations are included to give a sense of building size and shape. Gardner also said the proposed hangar and tower will exceed the height restriction for Single Family Zoning. He has recommended a text change which would allow taller structures in the airport regardless of the height restriction contained in the overlying district.

Rackow said he had been contacted by a pilot who suggested relocating the hangar to east of the runway. This would put it in the woods which would put the building more in scale with the surroundings. Gardner said this would remove the hangar from the terminal and fueling areas and would put it in the backyard of residential properties along Hwy. 66. He did not see any advantages to the proposed site.

Mark Craig representing Compass Properties said the site plan had been amended to reflect Fire Departments requests for access. The new site plan will work for us and for the city.

Tom Brown said he thought more planning should be given to a master plan for the airport. He did not like the idea of large hangars obstructing the entrance to the airport. More planning should be given to the long term entrance to the airport.

Ald. Kedrowski asked if the Fire Department will need additional equipment as a result of this construction. Gardner said the Fire Department has been involved in reviewing the site plan and has not indicated they will need any additional equipment to protect property.

Motion made by Feldman, seconded by Davy, to approve the lease of property to Compass Properties as shown on the site plan. Ayes all, nays none, motion carried.

4. Amend Height Restriction to Allow Taller Buildings for Airport Use.

A question was asked if the ordinance should state that the maximum height allowed must be approved by the Federal Aviation Administration? Gardner said Compass Properties has applied for FAA approval. There is no need to include FAA in the ordinance because the more restrictive will apply.

Motion made by Davy, seconded by Zabel, to approve the proposed text ordinance to allow airport structures to exceed height restrictions in any zoning district. Ayes all, nays none, motion carried.

5. Conditional Use - go Kart Track in Former Shopko Building 3264 Church St.

Schuler reviewed his staff report. He indicated the two issues to be resolved is whether the Commission felt the use fit into the neighborhood and whether any improvements should be required to exterior of the building or the parking lot.

Mr. Steltenpohl, applicant, indicated that he planned to rent approximately 29,000 sq. ft. at a rate of \$14,000/month. His plan is to install the indoor kart track, to have an area where model electric cars can race, and to have a small area for games, including basketball toss and football toss type of line games and a small food service area. He indicated the building owner should be responsible for any site improvements and not the tenant. He would actively control the use of his business. Anyone out of line would have to leave with no tolerance for a second chance. **He plans to market his business to other businesses or to groups. He didn't feel that noise would be a problem. The business is indoors and the karts are not noisy.**

The Commission discussed several items related to the conditional use. Ald. Rackow suggested the conditional use should terminate on December 31, 2002. Mr. Steltenpohl said he would lease the building for 3 years and would prefer the conditional use be the same length as the lease. Mr. Rackow said it was traditional to limit the length of the conditional use to allow review for operational problems.

The Commission discussed requiring screening on the parking lot. Several Commissioners and alderman stated they thought the city should not

require the owner to retroactively improve the parking lot.

The Commission discussed the hours of operation. Several Commissioners stated they felt it was not necessary to limit the hours of operation.

Motion made by Davy, seconded by Flood, to approve the conditional use permit for an indoor go kart track with the condition that the conditional use permit terminate on December 31, 2002, and that a detailed floor plan be submitted to the Planning Department prior to the Common Council meeting. Ayes all, nays none, motion carried.

6. Conditional Use McDill Pond Dredge Request.

Gardner reviewed the staff report. The main concerns would be 24 hour operation and the impact noise might have on the property owners adjacent to the sand storage area. The operator has agreed to construct a sand berm on the west property line to help screen the neighbors from the construction noise.

Jack Negaard, McDill Lake District, said the permit application has been filed. The permit would allow excavation between June 1, 2001 and November 2, 2002. The dredging will be dependent on the permits and when a contractor can be secured.

Motion made by Zabel, seconded by Flood, to approve the conditional use permit to dredge McDill Pond as shown on the application with the following conditions:

1. a final site restoration plan shall be submitted and approved by the City Planning Department showing final grades, the addition of topsoil, and seeding plans before a permit is issued.
2. the Lake District shall be responsible for correct odor problems if they occur.
3. the contractor takes steps to minimize noise problems including construction of a temporary sand berm on the west property line of the proposed fill storage area.
4. dredged materials which cause windblown problems shall be covered to prevent wind erosion.

Meeting adjourned at 5:30 p.m.

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