

Meeting Minutes

REPORT OF CITY PLAN COMMISSION

Monday, June 4, 2001 - 4:00 P.M.

PRESENT: Chairman Mayor Wescott; Elbert Rackow; Jackie Hoppen; Lois Feldman; Bud Flood; Fred Steffen (Excused, Jeff Zabel)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Clerk Vicki Zdroik; Ald. Sevenich, Phillips, Molski, Filipiak, Nealis, Sowieja, Seiser, and Barr; J.G. Rosholt; Brian Berens; Richard Zimmerman; Gary Fenn; Kim Blackhawk; Kathy Shannon; Reid Rocheleau; Gene Kemmeter, Po. Co. Gazette; Paul Chronis, St. Pt. Journal

1. APPROVAL OF THE MAY 7, 2001 PLAN COMMISSION MINUTES

Jackie Hoppen noted a correction on Pg. 6 - the last line of the last paragraph should read "owns a number of shopping centers in the country ..."

Elbert Rackow moved, seconded by Bud Flood, to recommend approval of the minutes of the May 7, 2001 meeting to include the correction as noted.

Ayes all; Nays none; Motion carried.

2. ANNEXATION AND ESTABLISH "R-2" SINGLE FAMILY ZONING - 3600 NORTH POINT DRIVE - JEHOVAH S WITNESS KINGDOM HALL

John Gardner reviewed his memo and stated the boundary will not include the westerly 30 feet so the annexation will not create an island. The neighboring property to the south is zoned single family and the property to the southeast is zoned commercial (car lot). No other property owners in the area were interested in annexing at this time. Staff recommends approval of the annexation and single family zoning for the property.

Bud Flood moved, seconded by Lois Feldman, to recommend approval of the annexation request for the Jehovah s Witness Kingdom Hall at 3600 North Point Drive and that the property be zoned "R-2" Single Family. Ayes all; Nays none; Motion carried.

3. CONDITIONAL USE - TELECOMMUNICATION TOWER - 1300 BRIGGS CT.

John Gardner reviewed his memo and noted there are similar antennas on the Whiting Hotel building. This request is for 3 antennas.

Bud Flood questioned how large the cabinet is?

John Gardner responded the equipment cabinet is 24' long, 5'10" wide, and 7' high.

Lois Feldman moved, seconded by Jackie Hoppen, to recommend approval of the conditional use request to construct a telecommunication tower at 1300 Briggs Ct. as shown on the attached site plan. Ayes all; Nays none; Motion carried.

4. CONDITIONAL USE - TELECOMMUNICATION TOWERS - COMMUNITY FIRST BANKS - 3273 CHURCH STREET - 5525 HWY 10 E

John Gardner stated the request is for a tower up to 80' in height with two antennas on the Hwy. 10 E. property, and an antenna on the Church Street property which would allow them to communicate over-the-air between the two buildings and also with their building in Rosholt. The owner has indicated they currently use telephone lines and the antennas would be less costly. He noted the property on Hwy. 10 E. is zoned "R-5" Multiple Family Two, and not of "B-5" Highway Commercial as noted in the memo. The bank is a permitted use in the R-5 District. He reviewed the conditional use standards and the telecommunications ordinance and noted that preferences would be given to sites which are greater than 300' from residential zones. The Hwy. 10 E. site is less than 300' from a residential district. There is an existing similar tower 900' to the west on the Lakeland Overhead Door property which should be looked into for co-location.. There are two alternatives. 1) there is another alternative and that is to use digital telephone lines and a tower might not be warranted; or 2) table the request until the owner has explored co-locating with the Lakeland Overhead Doors.

Chairman Wescott noted in summary, staff is recommending approval of the request for 3217 Church Street and tabling 5525 Hwy. 10 E. until the outcome of negotiations with Lakeland Overhead Doors.

J.G. Rosholt stated he had talked with the owner of Lakeland Overhead Doors and they were not agreeable to 3 antennas on their tower. The only other alternative is two antennas on the Lakeland tower and one cable run underground from our building, under the Hong Kong Buffet and parking lot, and then 900' to the Lakeland building.

Bud Flood questioned interception of data. He doesn t know if he would want his banking there with activity going over the air. When we allow the installation of the antenna on the old Rice Clinic building to St. Michael s complex, there was a lot of signal leakage between the university the library. He is concerned with where this is going to end. J G Rosholt said the signal would be encrypted and would be secure.

Chairman Wescott noted the FCC controls the issuance of licensing specific signals to control the question of interference.

Ald. Sowieja questioned if any business that uses cellular is considered to fall under this ordinance, or is it primarily for cellular companies to erect towers and this is a guideline.

John Gardner responded the ordinance was adopted to regulate the location of tower structures in the city. The ordinance regulates construction of the tower structures regardless of the uses. T.V. and ham radio antennas are automatically exempt.

Chairman Wescott noted a company that uses cellular technology would have no need for this type of antenna or tower. These towers are re-transmission points.

Ald. Phillips questioned what happens to these towers when they are no longer needed.

John Gardner responded the ordinance states they have to be removed after 180 days.

Ald. Seiser stated it appears they do have alternatives such as the technology they are using presently instead of constructing these towers. It may be more expensive, but it does work. The towers are unsightly and the guy wires for these towers are harmful to birds.

J. G. Rosholt questioned if the exception exists, he could put up an 80' T.V. tower?

John Gardner responded the exception was put in there so residents are not required to come before the Plan Commission and Council every time they want to put up a T.V. antenna.

Fred Steffen stated in all fairness, Mr. Rosholt has to make some decisions whether or not he is going to do it. If we table it, he s stuck for anot 30 days. He noted he would rather deny it and let him come back with alternatives on Lakeland Doors or some other tower.

Bud Flood moved, seconded by Jackie Hoppen, to deny both requests.
Ayes, Flood, Hoppen, Rackow, Feldman and Steffen. Nays, Ch. Wescott.
Motion carried.

5. ACQUISITION OF 1540 ELK STREET

John Gardner stated there are concept plans to expand the Lincoln Center. The owner of 1540 Elk Street wants to sell his property now. **We could purchase the property on the assumption that if we don t need it for this expansion, we may need it some time in the future; or rent it and keep it empty for a few months until we have a final plan and then make a decision on the purchase.** The rent would be \$400 per month. Staff feels we should take advantage of the offer and purchase the property.

Jackie Hoppen moved, seconded by Fred Steffen, to recommend approval of purchasing the property at 1540 Elk Street. Ayes all; Nays none;
Motion carried.

6. REVIEW OF CONDITIONAL USE PERMITS TO OPERATE A TAVERN

- 1009 CLARK ST.
- 916 MARIA DR.
- 3276 NORTH POINT DR
- 2600 STANLEY ST.

John Gardner the Police Dept. has reviewed these and recommended approval. He recommends issuing the conditional use permits for these properties to operate a tavern for one year to expire on June 30, 2002.

Elbert Rackow moved, seconded by Fred Steffen, to recommend approval of the conditional use permits to operate a tavern for 1009 Clark St., 916 Maria Dr., 3276 North Point Dr., and 2600 Stanley St. for one year, to expire on June 30, 2002.
Ayes all; Nays none; Motion carried.

Due to the July 4 holiday, the July meeting will be held Monday, July 9, 2001.

Meeting adjourned at 4:50 p.m.

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