



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

MINUTES

CITY PLAN COMMISSION

Date and Time:	July 1, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 863 5918 0554
			Passcode: 373629
			<u>By Computer:</u>
			https://us02web.zoom.us/j/86359180554?pwd=IDjfVmTv00bXn69pzQLbXg
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Call to Order: 6:00PM
- Present: Mayor Wiza, Commissioners Arnsten, Beacom, Miskowiak, Rice, Alder Kneebone
- Excused: Commissioner Schuler

Discussion and Possible Action on:

2. Report of the June 3, 2024 meeting of the City Plan Commission.

- Motion: Arnsten moves approval of the report.
- Second: Rice seconds.
- Discussion: Kneebone requests absentees be clarified as excused if excused rather than absent. Kneebone and Rice were excused from June 3rd meeting of the City Plan Commission, not absent.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from Norman Myers Jr, representing Point Paradise Family LP, for a conditional use permit to operate a non-owner-occupied tourist rooming house on the property located at 1316 Ellis Street (Parcel ID 281240832100711), consistent with Ch. 23.02(1)(f)(3)(i).

- Notes: Zoning Administrator Kuhn presents background information regarding the request and conditions that should be met in order to approve the request. Staff recommends approval subject to the conditions.
 - Rice asks which portion of the property is intended to be leased. Mayor Wiza clarifies that the rectory is being requested. Arnsten asks about the conditional use of the church as residential property; Kuhn responds. Beacom asks about outstanding orders on the church and if the church could be used as short term rental. Staff clarifies that any time the conditional use permit is expanded/modified, the applicant would need to come back before the Plan Commission; Staff confirms that the outstanding work order exists on other portions of the building. Kneebone requests clarification about the County Health requirements; staff answers the property would be required to meet County health requirements.
 - Public Hearing:
 - No comments submitted by the public.
 - Motion: Rice moves approval of the conditional use permit subject to the recommended conditions.
 - Second: Arnsten seconds.
 - Discussion: Arnsten asks if an additional condition can be placed on the permit that the outstanding work order be addressed. Staff clarifies that a precedent to hold permits based on work required on other aspects of the property is not set and may not be advantageous. Beacom asks if the county health requirements are identical to City requirements as it relates to number of occupants. Staff clarifies that they are not.
 - Vote: Unanimous approval.
4. Public Hearing and action on a request from Brett Gerber, representing Pointer Plaza, LLC, to amend the adopted conceptual plan for the planned development of the property located at 1800 Maria Drive (Parcel ID 281240829140022), consistent with Ch. 23.02(4)(b)(10).
- Notes: Zoning Administrator Kuhn presents background information regarding the origins of the project, the amended conceptual plan, and why the approval process is required.
 - Beacom requests information regarding the financial support required for the project; Director Kernosky clarifies that financial information of the project is not pertinent to the conceptual plan and request. Rice requests information why the lot does not extend to the street. Kuhn answers. Miskowiak requests information about addressing; Kuhn answers. Beacom asks for total amount of parking required for the two adjoining parcels; Kuhn clarifies that there is no requirement, but the total number of parking stalls results in 0.8 stalls per housing unit.
 - Public Hearing:
 - No comments submitted by the public.
 - Motion: Alder Kneebone moves approval of the amendment request subject to staff recommendations.

- Second: Arnsten seconds.
 - Discussion: Rice voices concern about long-term disputes about the parcel boundaries and if City staff has concerns; Kuhn answers there is no concern due to shared access agreement between the two parcels, Director Kernosky affirms there is a separate deed outlining this agreement. Miskowiak requests clarification on vehicular access; Kuhn gives an overview of all the access points and Director Kernosky points out the access agreements documented in the agenda packet. Miskowiak requests clarification on bicycle parking accommodations presented; Kuhn answers outlining bicycle parking standards.
 - Vote: Unanimous approval.
5. Public Hearing and action on a request from Brett Gerber, representing Pointer Plaza, LLC, for a conditional use permit to construct a multiple-unit apartment building on the property located at 1800 Maria Drive (Parcel ID 281240829140022), consistent with Ch. 23.02(2)(f)(5)(a).
- Notes: Zoning Administrator Kuhn presents background information regarding the conditional use permit request and the purpose of the request being solely the setback requirements due to the land use being allowed by right. Staff recommends approval with the included condition.
 - Public Hearing: No comments submitted by the public.
 - Motion: Rice moves approval of the request as presented.
 - Second: Miskowiak seconds.
 - Discussion: Arnsten requests clarification about the need of the setback being applicable to the parking stalls; Kuhn answers.
 - Vote: Unanimous approval.
6. A request from Brett Gerber, representing Pointer Plaza, LLC, for a site plan review to construct a multiple-unit apartment building on the property located at 1800 Maria Drive (Parcel ID 281240829140022), consistent with Ch. 23.02(2)(f)(5)(b) & Ch. 23.02(4)(b)(1)(2).
- Notes: Wiza
 - Miskowiak expresses desire to include additional bicycle parking accommodations in the site plan. Kuhn references zoning code requires bicycle parking based on number of vehicular parking stalls. Miskowiak requests more information regarding the proposed project. Applicant responds that the proposal is for a housing project that results in affordability of units based on various income levels within the community; applicant is willing to evaluate the request and maximize the number of bicycle parking stalls as space allows. Director Kernosky affirms that the commission has the authority to require additional bicycle parking accommodations. Applicant requests the ability to evaluate the space availability on the site prior to a condition being required.
 - Motion: Miskowiak moves to postpone the decision on the site plan until the developer can evaluate the capacity for bicycle parking on the site.

- Second: Beacom seconds the motion.
 - Discussion: Arnsten inquires if the commission can defer the bicycle parking condition to staff approval following the approval of the current site plan. Director Kernosky affirms that is possible, and requests that further discussion about other concerns be complete first.
 - Jacqui Guthrie, Alder of District 2, expresses appreciation for the bicycle parking requirements and requests that covered bicycle parking also be considered. Expresses concern for the ratio of single, double, and 3-bedroom apartments based on the need for affordable family units.
 - Ginger Keymer, Alder of District 3, asks if an alternative to outdoor bicycle parking could be indoor bicycle parking on the ground floor.
 - Applicant requests the ability to work with City staff and the development partner to meet the intent of the zoning ordinance; Administrator Kuhn affirms that deviations can be granted.
 - Vote: Unanimous approval of the motion to postpone approval of the site plan.
7. A request from the City of Stevens Point to acquire an unaddressed parcel bounded by State Highway 66 (Parcel ID 020240814-14.06).
- Notes: Director Kernosky presents background information regarding the request to acquire the parcel identified in the agenda to preserve the integrity of Well #11. Staff recommends approval as presented.
 - Motion: Beacom moves approval to recommend acquisition of the parcel.
 - Second: Arnsten seconds.
 - Discussion: Miskowiak asks if there is additional information regarding groundwater recharge rates. Staff answers and provides information about the wellhead protection zones.
 - Vote: Unanimous approval of the recommendation to acquire the parcel.
8. A request to acquire a portion of the property located at 215 Maple Bluff Road (Parcel ID 0206834).
- Notes: Director Kernosky provides background information regarding the request to acquire the property identified above. Staff recommends approval and recommendation to council as presented.
 - Motion: Miskowiak moves approval to recommend acquisition of the parcel.
 - Second: Kneebone seconds.
 - Discussion: Rice asks if there had been a reasonable alternative identified for the Evelyn Court right-of-way. Wiza responds. Kneebone references solutions to safety concerns utilized in other communities and the ability to implement a solution if needed.
 - Vote: Unanimous approval of the recommendation.

9. A request from the City of Stevens Point to enter into a distribution facilities installation easement with the Wisconsin Public Service Company for the property located at 2000 River View Avenue (Parcel ID 281230805410003).
 - Notes: Director Kernosky provides background information regarding the distribution facilities installation easement. Staff recommends approval and recommendation to council as presented.
 - Motion: Kneebone moves approval to recommend approval of the easement.
 - Second: Beacom seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
10. A request from the City of Stevens Point to enter into an electric overhead and underground easement with the Wisconsin Public Service Corporation for the property located at 5498 Golla Road (Parcel ID 281240826400500).
 - Notes: Director Kernosky provides background information regarding the request. Staff recommends approval and recommendation to council as presented.
 - Motion: Rice moves approval to recommend approval of the easement.
 - Second: Beacom seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
11. Director's Report.
 - Director Kernosky provides a report, including information regarding the recent subdivision plat, Residential Infill program, Shopko demolition, and Community Development Department staff changes. Informs commission that annual reporting is delayed due to staff capacity.

Closing Section:

12. Adjourn
 - Meeting adjourned at 7:04PM.

