



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:	August 5, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 843 2135 5104
			Passcode: 365317
			<u>By Computer:</u>
			https://us02web.zoom.us/j/84321355104?pwd=6U3Yf87ajHuOax3pQPBIKcCG6p
			<u>By Phone: +1-312-626-6799 (US Chicago)</u>

Opening Section:

1. Roll Call

- Meeting called to order at: 6:00PM
- Present: Wiza, Kneebone, Arntsen, Beacom, Miskowiak, Rice, Schuler

Discussion and Possible Action on:

2. Report of the July 1, 2024 meeting of the City Plan Commission.

- Discussion: Report included in the agenda packet.
- Motion: Arntsen moves to approve the report as presented, Kneebone seconds.
- Discussion: None.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from Zach Brocken, representing North Reserve Property Group, LLC, for a conditional use permit to construct more than one duplex on an unaddressed parcel bounded by Reserve Street North (Parcel ID 281240820140150), consistent with Ch. 23.01(14)(f) & Ch. 23.02(2)(a)(3)(d).

- Discussion: Zoning Administrator Kuhn presents background information regarding the request and the revisions to the project. Staff recommends approval subject to the conditions provided.
 - Schuler inquires about the technicalities of approving the project.
- Public Hearing:
 - John Schlicker, 1909 Bluebell Lane, shares history of Harmony Village working with the applicant and the applicants' revisions to the project to satisfy concerns of the nearby residents. Board of Harmony Village voted in agreement that the project is reasonable to the residents.
- Motion: Rice moves approval of the conditional use permit subject to staff-recommended conditions, seconded by Beacom.
- Discussion: Kneebone inquires about the turnaround and private drive dimensions to meet needs of emergency services; Kuhn answers.
- Vote: Unanimous approval.

4. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request establishes Evelyn Court, Joe Street, Leonard Street and Lost Creek Road within Lots 1-60 (Parcel ID 281240826400501-281240826400562) of Forest Creek Subdivision.

- Discussion: Zoning Administrator Kuhn presents background information regarding the Forest Creek subdivision and the requirement to designate the streets and street names on the City's official streets map, the required review standards, and recommends approval.
 - Arntsen inquires about the acquisition of land that will be required to extend Evelyn Court; Kernosky answers.
- Public Hearing:
 - No comments from the public.
- Motion: Kneebone moves approval of the request. Arntsen seconds.
- Discussion: Schuler notes approval for staff's reference to the City's Comprehensive Plan.
- Vote: Unanimous approval.

5. 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).
 - Discussion: Kuhn presents background information regarding the project and revisions to the project since the presentation of the project to the commission in July. Staff recommends approval of the site plan subject to conditions provided in the agenda packet. Schuler requests clarification on the ability of the Commission to review the concept of the development (unit count, parking); Wiza and Kernosky answer that the Commission has the authority to review the development and conditions. Beacom comments on the project, the need for subsidized housing, and the need for additional vehicular parking as the demand for independent vehicle use has not decreased over the past decade.
 - Motion: Arntsen moves approval of the site plan and conditions as presented, seconded by Rice.
 - Discussion: Schuler comments on the rise of planned development projects within the City and requests a presentation and discussion on planned developments that have been approved and the impact of them. Wiza acknowledges and affirms the request.
 - Vote: Unanimous approval.
6. A request from the City of Stevens Point to acquire the property located at 2517 Prais Street (Parcel ID 281240828301611).
 - Discussion: Wiza and Director Krermer present background information regarding the acquisition request and potential need to respond to increased public demand at Goerke Park. Expansion of the park would be consistent with the Comprehensive Outdoor Recreation Plan. Arntsen requests clarification on the intent to purchase the property; Wiza and Kernosky answer, referencing the Comprehensive Outdoor Recreation Plan.
 - Motion: Kneebone moves to recommend the acquisition of the property located at 2517 Prais Street (Parcel ID 281240828301611), seconded by Arntsen.
 - Discussion: None.
 - Vote: Unanimous approval.
7. Discussion on Eastside and Southeast neighborhood plans.
 - Discussion: Neighborhood Planner Klesmith presents background information regarding the Comprehensive Plan update strategy and process. Arntsen requests clarification regarding the language change between neighborhood plans and planning area plans. Kernosky provides input. Kneebone thanks the Beloved Community for allowing use of the facility for the purposes of the Eastside Planning Area plan.
8. February - June 2024 Monthly Reports.
 - Discussion: Director Kernosky provides monthly reports with consistent permit counts and fees with a fair number of commercial and industrial permits.
9. Director's Report.
 - Discussion: Director Kernosky provides report, including reminder of September Plan Commission meeting, Shopko demolition, and amount of requests expected to come before the commission over the next few months.

Closing Section:

10. Adjourn

- Meeting adjourned at 6:42PM.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

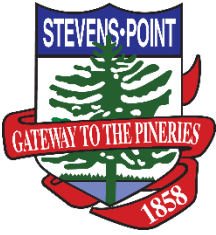
FAILURE TO PRINT LEGIBLY MAY RESULT IN MISS SPELLED NAMES ON OFFICAL RECORD OF MEETING MINUTES.

NAME:

ADDRESS:

John Schliecker	1909 Bluebell Lane Stevens Point WI 54482
Robert St. John	2016 Bluebell Lane Stevens Point, WI 54482
Carol St. John	2016 Bluebell Lane Stevens Point, WI 54482
Dick Toney	1933 Lilac Lane Stevens Point, WI 54482
Jack + Karen Mickler	1927 Lilac LA St Pt 54482

PLEASE RETURN TO SECRETARY, THANK YOU.



Memo

Chris Klesmith
Neighborhood Planner / Economic
Development Specialist

City of Stevens Point
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To: Plan Commission
From: Chris Klesmith
CC: Ryan Kernosky, Adam Kuhn
Date: August 5, 2024
Subject: Discussion on Eastside and Southeast Planning Area Plans

Commissioners,

As a part of the Comprehensive Plan update process and strategy that began in 2022, the development of two additions to the City of Stevens Point's Comprehensive Plan are nearing completion. Plans for the Eastside Planning Area and Southeast Planning Area will be brought before the City Plan Commission shortly for your review. Up until now, the process has consisted of:

- Surveys distributed to each planning area, completed by 334 residents, notified by mail.
- One large-scale kick-off workshop with residents from each planning area, notified by mail and hand-delivered invitation.
- Two walking tours per planning area.
- Four meetings and workshops per planning area.
- Multiple visits with community organizations and local volunteers.

Meetings and workshops were prerecorded and distributed to residents who had participated in the survey or attended any meeting, tour, or workshop and that provided a valid email address that could be reached by staff. Additionally, versions of the draft plans were available to the public as they were drafted. Both are available on the City's website.

Plans are presently being reviewed by staff for completeness. Two more meetings are scheduled for each planning area to make final revisions and to notify all residents of the content available in the plans prior to the public hearing scheduled for September. These meetings will be held the week of August 5th and August 19th.

Cheers,

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point