



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	September 3,	Location:	Community Room
and	2024		933 Michigan Avenue, Stevens Point, WI
Time:	6:00 PM		
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 875 5196 2378
			Passcode: 495028
			<u>By Computer:</u>
			https://us02web.zoom.us/j/87551962378?pwd=0ioWxVBLUZr41Uj1XOdNxlrQljx
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call:

Meeting called to order at 6:00PM.

Members Present: Wiza, Kneebone, Arntsen, Beacom, Miskowiak, Rice, Schuler

Discussion and Possible Action on:

2. Report of the August 5, 2024 meeting of the City Plan Commission.

- Background: Report of the August 5, 2024 meeting of the City Plan Commission included in the agenda packet.
- Motion: Rice moves approval of the report.
- Second: Arntsen seconds.
- Discussion: None
- Vote: Unanimous approval.

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

3. Public Hearing and action on a request from Jason Davis, representing Blue Top Enterprises LLC, for a conditional use permit to operate a car wash on the property located at 3457 Church Street (Parcel ID 281230804301426), consistent with Ch. 23.02(2)(d)(3)(k).
 - Background: A. Kuhn presents background information regarding the request at the former car wash site using existing equipment and structure. A conditional use permit was not issued in the prior operation of the car wash and staff would recommend approval of the request subject to the conditions listed.
 - Public Hearing:
 - Jason Davis, W4095 Cty A, Tomahawk WI. The applicant speaks on the background of the request.
 - Written testimony presented by Mayor Wiza.
 - Motion: Arnsten moves approval of the request.
 - Second: Miskowiak seconds.
 - Discussion: Arnsten voices support for reusing the property for its original purpose.
 - Vote: Unanimous approval.
4. Public Hearing and action on a request from Drew Bain, representing the Wisconsin Public Service Corporation, for a conditional use permit to construct a utility structure on an unaddressed parcel bounded by Whiting Avenue (Parcel ID 281230805450801), consistent with Ch. 23.01(1)(a)(3)(b).
 - Background: A. Kuhn presents background information regarding the request to construct a control building at the existing substation site. Staff recommends approval with the conditions presented.
 - Public Hearing:
 - Drew Bain, representing Wisconsin Public Service, presents additional information on the request.
 - Dean Curtis, 613 Wallace Pl., Village of Whiting, representing the Village of Whiting. Presents that residential concerns regarding the site improvements have been addressed by Wisconsin Public Service and thanks Drew Bain for explaining the request to the residents.
 - Ron Peters 2740 Sunset Blvd., inquires if additional transmission lines will be installed. The applicant answers the question that no additional lines will be installed.
 - Motion: Rice moves approval of the request.
 - Second: Beacom seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
5. Public Hearing and action on a request from the City of Stevens Point to apply a permanent zoning classification of “R-3” Single- and Two-Family Residential to an unaddressed parcel bounded by Brilowski Road and Old Highway 18 (Parcel ID 281240836330100), and an unaddressed parcel bounded by Old Highway 18 (Parcel ID 281240836330200).
 - Background: A. Kuhn presents background information regarding the request and the history of the parcels that were recently annexed into the City of Stevens Point.

Staff recommends approval of the request with the major considerations and that the request is in line with the City's comprehensive plan.

- Rice asks for an explanation if it would be simple to upzone or downzone the parcels. Kernosky answers that if the commission would request to upzone the property that another public hearing notification be delivered and the request be delayed.
 - Public Hearing:
 - Bill Bushman 5516 Elmwood Avenue, applauds the decision to follow the rezone to residential. Requests clarification on why the request at upcoming meetings is to designate the property as institutional/governmental. Requests why is it necessary for the parcels to be included in the proposed tax increment district.
 - An unidentified resident requests environmental impact analysis on residential construction on the site.
 - Mayor Wiza responds to the questions; Kernosky addresses the possibility of institutional use on the parcels noted in the tax increment district proposal and the discrepancy with the comprehensive plan.
 - Arnsten requests clarification on whether or not residential property could be included in the tax increment district.
 - Kernosky explains that within an industrial tax increment district, only a certain percentage of the property could be residential. The City could not incentivize residential construction within the industrial tax increment district.
 - Motion: Schuler moves approval of the rezoning.
 - Second: Kneebone seconds.
 - Discussion:
 - Schuler comments on the designation by the comprehensive plan.
 - Kneebone shares support for the additional residential development to be consistent with the comprehensive plan.
 - Vote: Unanimous approval.
6. Public Hearing and action on a request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan for the purpose of adding a chapter outlining a neighborhood comprehensive plan for the Eastside neighborhood. Said neighborhood is roughly bounded by the Town of Hull to the north, the Town of Stockton to the east, County Highway HH to the south and Interstate 39 to the west.
- Background: C. Klesmith presents background information regarding the drafting of the comprehensive plan amendments. Mayor reaffirms that no action will be taken on public hearings regarding the comprehensive plan amendments.
 - Public Hearing:
 - Jenny Burton, 5718 Sandpiper Drive. Speaks in support of the process and notification system used to participate.
 - Motion: No action taken.
7. Public Hearing and action on a request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan for the purpose of adding a chapter outlining a neighborhood comprehensive plan for the Southeast neighborhood. Said neighborhood is roughly bounded by Canadian National Railway and Carol's Lane to the north, Interstate 39 to the east, the Village of Whiting to the south and Minnesota Avenue to the west.

- Background: No additional background information is presented.
- Public Hearing:
 - Jocelyn Donahue Renfert, 3349 Orchid Lane, thanks commission for delaying action on the request. Notes the undeveloped parcels at the corner of County HH and Hoover Road and the strong residential preference for the undeveloped land to be utilized for residential purposes. Requests that the vacant parcels' future land use classification be set for residential.
 - DeeAnn Donahue, 3395 Howard Avenue, speaks against the commercial future land use classification for the vacant parcels at the corner of County HH and Hoover Road.
 - LeAnn Tilden, 3032 Channel Drive, speaks against the comprehensive plan amendment.
 - Nancy Beggs-Willoughby, 3338 Feltz Avenue, speaks in opposition to dense housing recommendations within the comprehensive plan amendment.
 - Joe Donahue, 3395 Howard Avenue, speaks in opposition to the comprehensive plan amendment citing the negative impacts of increased traffic volumes and noise on the residential subdivision.
 - Susan Schlicht, 3373 Howard Avenue, reaffirms the point regarding the increased noise and traffic volumes within the residential subdivision. Asks if there is an opportunity for residents to interact with the developer if a zoning request were to be made.
 - Danielle Wanta, 5271 Forest Circle South, requests that the future land use classification be set to residential.
 - Jeff Rautio, 3352 Howard Avenue, recommends listing the future land use classification for the HH/Hoover parcels as residential.
 - Michael Corrigan, 3271 Tulip Lane, reaffirms the resident concerns of noise, light, and air pollution that has impacted the 'Village Green' neighborhood and the lack of focus on improved quality of life. Requests the future land use classification for the HH/Hoover parcels to be set as residential.
 - Alicia Skrenes, 5316 Forest Circle North, vocalizes support for listing the future land use classification for the HH/Hoover parcels as residential.
 - Jeff Johnson, 5346 Clover Court, vocalizes support for listing the future land use classification for the HH/Hoover parcels as residential.
 - Mayor Wiza and Director Kernosky respond to several comments provided by residents during the public hearing.
 - Joel Schultz, 3301 Howard Avenue, requests clarification about why the parcel in question is being marketed as a commercial development. Kernosky answers.
 - Joe Donahue, 3395 Howard Avenue, adds that there is a difference between community interest and commercial interest.
 - DeeAnn Donahue, 3395 Howard Avenue, asks how residents will be notified of the comprehensive plan when it is prepared for adoption.
 - Greg Miller, 3317 Orchid Lane, reaffirms the residents' concern about any proposal for the parcels at the corner of HH and Hoover.
- Motion: No action taken.
- Discussion:
 - Rice commends the residents and staff for their participation in the planning

process.

- Kneebone shares experience with the planning process in other communities and commends the residents for their involvement.
- Beacom reiterates that the plan commission will always consider the impact to the neighborhood from the residents' perspective.
- Schuler echoes Beacom's comments.

8. A request from the Friends of Emerson Park to install a historical marker on the property located at 1401 East Avenue (Parcel ID 281240832103401), consistent with Ch. 23.01(11).

- Background: A. Kuhn presents background information regarding the request to install the historical marker. Staff recommends approval. Schuler requests clarification of what will be presented on the sign. Kuhn answers.
- Motion: Schuler moves approval of the request.
- Second: Beacom seconds.
- Discussion: Kneebone commends the work of the Friends of Emerson Park.
 - Michael Corrigan, 3271 Tulip Lane, requests information about the cost of the sign.
- Vote: Unanimous approval.

9. A request from Andy Weden, representing North Wisconsin District of the Lutheran Church - Missouri Synod, for an exception to the City's Driveway Ordinance for the property located at 1517 Maria Drive (Parcel ID 281240829400401), consistent with Ch. 23.01(17)(i)(3)(k).

- Background: A. Kuhn presents background information regarding the request to create a new parking lot to the north of the existing building, the constraints imposed by the ordinance, and the timeliness of the request in relation to the public right-of-way construction adjacent to the parcel. Staff would recommend approval citing correspondence from Director Beduhn.
 - Commissioner Rice asks if there is existing parking on the parcel; Arntsen references the accessibility improvements created by the parking lot and asks about the size of the lot.
 - Rev. Andy Weden, the applicant, clarifies that the parking lot map included in the agenda packet may not be to scale, and the parking lot would service 2-6 parking stalls.
- Motion: Schuler moves approval of the request.
- Second: Rice seconds.
- Discussion: None
- Vote: Unanimous approval.

10. Director's Report.

- Background: Director Kernosky delivers his final report as the Community Development Director.

Closing Section:

11. Adjourn

- City Plan Commission adjourned at 7:48PM.

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NAME:

ADDRESS:

Bill Bushman	5516 Elmwood St Pt
Jeff Brogan	5555 Clover Ct. St. Pt
Dean Curtis	613 Wallace Pl.
Sharon Rozak	5672 Old Hwy 18 St. Pt.
Jeff & Karen RAUTIO	3352 HOWARD AVE.
JASON Davis	W4095 Ct 4 Rd A Tomahawk, WI
Rex P. Steele	2740 SUNSET BLVD ST PT.
JOEL SCHULZ	3301 HOWARD AVE
Vicki Schulz	3301 Howard Ave
Deann Giggas Nelson	5278 Forest Cir So.
April & Greg Miller	3317 Forest Orchid Ln.
DeeAnn Donahue	3395 Howard Ave.
Jessica Celony	750 Benton Rd Green Bay
Joelyn Donahue Renfert	3349 Orchid Ln
Jane Donahue	3395 Howard Ave
Matt Schara	3242 Orchid Ln.

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NAME:

ADDRESS:

BRIAN GUZMAN	5288 CROCUS CT
Draw Bain	WPS
Scott Sheppard	WPS
LeAnn Tilden	3032 Stevens Point
Rob Jaworski	3291 Sunflower Rd
Julia Jaworski	3291 Sunflower Rd.
Jason Miloch	1115 Sherman Ave.
Ginger Keymer	3rd District / 1816 Lincoln
Jen Burton	5718 Sandpiper Dr St Pt 54482
Amy Fischer	5298 Forest Cir S. St. Pt.
Judy Ordens	4309 Heritage Dr. ST PT
TOM ORDENS	4309 HERITAGE DR ST PT.
REV. ANDY WEDEN	1517 MARIA DR. ST. PT.
Jeff Johnson	5346 CLOVER CT ST PT
Dan Buss	5271 Crocus Court St. Pt.
JAKE & DANIELLE WANTA	5271 FOREST CIRS

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NAME:

ADDRESS:

Andrew & Dana Williams	5625 LaSalle Ave.
Ryan & Olivia Valesh	5289 Forest Cir. S. Stevens Point
Susan & Sabrina Schlicht	3373 Howard Ave, Stevens Point
Nancy C. Beggs - Willough By	3338 Feltz Ave. St. Point 54481
Michael & Terre Corrigan	3871 Tulip Ln

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