



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:	November 4, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 873 0541 9639
			Passcode: 979424
			<u>By Computer:</u>
			https://us02web.zoom.us/j/87305419639?pwd=ryMCXT0jiT7vyNFVnl
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Meeting called to order at 6:00PM.
- Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Miskowiak, Rice, Schuler

Discussion and Possible Action on:

2. Report of the October 7, 2024 meeting of the City Plan Commission.

- Background: Report of the October 7th, 2024 meeting of the City Plan Commission was included in the agenda packet.
- Motion: Arntsen moves approval of the report of the October 7, 2024 meeting of the City Plan Commission.
- Second: Miskowiak seconds the motion.
- 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 the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request renames Lost Creek Road to Forest Creek Road within Lots 1-60 (Parcel ID 281240826400501-281240826400562) of Forest Creek Subdivision.
 - Background: Associate Planner & Zoning Administrator Adam Kuhn presents background information on the Forest Creek Subdivision including the layout and naming of the streets and the implications of similar named roadways, hence the request to rename Lost Creek Road to Forest Creek Road. No change in roadway features is presented. Staff recommends approval.
 - Public Hearing: No comments from the public.
 - Motion: Kneebone moves approval of the request as presented.
 - Second: Miskowiak seconds the motion.
 - Discussion: No further discussion.
 - Vote: Unanimous approval.
4. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.04(2) for the purposes of repealing the 'Household Entity Plus' definition and amending the definition of 'Household Entity' as follows:

HOUSEHOLD ENTITY – is an individual, or two or more persons related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus two individuals and their dependents, not having such similar legal relationship but functioning as a part of the single housekeeping entity. The definition of Household Entity shall not apply to a Tourist Rooming House.

- Background: Wiza presents background information regarding the original definition of Household Entity. Kuhn presents further background regarding the definition and the design of the definition to allow more residents to occupy owner-occupied housing units while minimizing potential negative outcomes, such as excessive noise and vehicle use. Minimal issues have been reported or noticed by City Staff. Staff would recommend approving the changes as presented. Reverting back to previous zoning ordinance may not be quickly followed by constituents.
 - Arntsen asks about the definition of dependents and how the wording of the household entity definition might impact the number of residents living in one household.
 - Rice asks about the quantity of rental stock that would be impacted by the change in definition.
- Public Hearing:
 - Wiza comments that written comments were submitted by John Gardner, Carol Steltenpohl, Gregg Hansel, and others, and provided to the commission.
 - Jane Johnson, 615 Sommers St, comments on the definition of dependents. Johnson further speaks in favor of the change in definition of Household Entity to assist with low quantity of housing stock, and lower housing costs while cohabitating; Johnson comments that this tool is one of many that may need to be implemented to address the housing crisis.

- Deb Knippel, 611 Soo Marie Ave, speaks in favor of the change in definition of Household Entity to allow more residents to live together and share resources. Allowing more flexible living arrangements may allow better use of existing housing, decrease housing costs, and decrease the chance of residents losing housing.
- Marc Christianson, Alder District 1, speaks in favor of the definition change but requests the commission consider the advantage given to homeowners by the original definition be further extended, allowing up to 4 residents to live together in owner-occupied homes and 3 in non-owner-occupied homes.
- Motion: Kneebone moves approval of the amendment as presented.
- Second: Wiza seconds.
- Discussion:
 - Arntsen comments that a need has not been presented that necessitates the change. Arntsen questions if there is additional merit in Christianson's comments, but also reaffirms Kuhn's point that reverting the definition may not be easily enforced. Wiza responds to Arntsen's comments that sincere and significant anecdotal need has been expressed. Arntsen asks how rental rates are determined.
 - Beacom agrees that a change to household entity is overdue. However, changing the definition this way may shift housing towards more rentals. Impact on the housing industry is unclear for landlords.
 - Schuler comments that as presented, the commission does not have enough context or basis to make a formal decision on the matter. Schuler further questions whether a change like this should be applied to certain zoning classifications, such as multifamily areas, rather than single family residential areas.
 - Kuhn further describes that within our occupancy and maintenance code, habitable floor space minimums need to be met in order for residents to live in the unit. Schuler asks how that is enforced; Kuhn answers that he is responsible for that enforcement.
 - Attorney Beveridge addresses Schuler's comments, that the Household Entity definition is applicable solely to single-family residential districts.
 - Arntsen asks how multifamily zoning is administered; if a unit is within a multifamily district, can multiple families inhabit the unit.
 - Kuhn answers that
 - Beveridge further emphasizes his earlier answer.
 - Rice shares a concern on further price escalation, if allowing more residents to live together will further raise housing prices. Rice further asks for Kuhn's input on applying changes to the definition to certain zoning classifications.
 - Kuhn requests more information from the commission, if changes are meant for certain areas then changes to the zoning classification would not result in the desired outcome.
 - Miskowiak shares that he would also need additional information on potential impacts to residential neighborhoods and those concerns need to be addressed.
 - Kneebone shares that the change may help secure additional housing for residents with less income.
 - Miskowiak asks if there are comparable communities that the City could review. Kuhn answers yes, upon initial review Stevens Point was one of the

most restrictive. Other communities generally allowed 3-4 unrelated residents to live together.

- Beacom adds that with a blanket change like this may encourage more rentals. Furthermore, the additional housing supply that has been added to the market may be further impacting rental rates.
- Schuler asks what discussion would happen at Council if the amendment passes Plan Commission, and what the Commission can do to prepare Council. Wiza answers that staff can provide further information prior to council. Schuler requests that if staff can estimate the number of units this policy change would impact.
- Arntsen postulates that the major potential detriment would be to single-family housing stock and neighborhoods. Arntsen asks if it would be feasible to apply this zoning amendment to certain districts, such as R3 and above.
- Kuhn answers that it would be better implemented as a function of single family land use instead of zoning.
- Rice, Arntsen, and Beacom share comments that limiting the language change to certain zoning districts may be beneficial and limit negative effects.
- **Arntsen moves to amend the motion to change the definition of Household Entity to zoning classifications of R3 and above.**
- **Rice seconds the amendment.**
 - Discussion:
 - Kneebone, Arntsen, Wiza comment on the financial difficulty in acquiring home ownership.
 - Schuler seeks clarification on where the amendment would be placed, Wiza answers.
 - Johnson applauds the commission for handling the conversation seriously, and points out that the voice of the potential homeowner is missing from the discussion.
 - Sam Lang, Alder District 9, also applauds the commission, but speaks in opposition of the amendment as it limits the potential benefit for residents.
 - Vote: Wiza no; Kneebone no; Arntsen yes; Beacom yes; Miskowiak no; Rice yes; Schuler, no. **Ayes: 3, Nays: 4, amendment fails.**
- Vote: Wiza yes; Kneebone yes; Arntsen yes; Beacom yes; Miskowiak yes; Rice yes; Schuler yes. **Ayes: 7, Nays: 0, motion passes as presented with clerical changes to the language to be made by staff.**
- Schuler asks for staff to present methods and measures so the city can track the outcomes of the ordinance change on the community.

5. Discussion and possible action on a Clear Zone and Avigation Easement for an unaddressed parcel bounded by State Highway 66 (Parcel ID 281240823230002) and an unaddressed parcel closest to Wellfield Road North (Parcel ID 281240826210001).
 - Background: Director Lemke provides background information about the Clear Zone and Avigation Easement request. Conveyance of the land is being required to be documented in another method.
 - Motion: Rice moves approval of the easement as presented.
 - Second: Miskowiak seconds the motion.
 - Discussion: None.
 - Vote: Unanimous approval.

6. A request to execute a Quit Claim Deed between the City of Stevens Point and the City of Stevens Point Airport for the property located at 4401 State Highway 66 (Parcel ID 281240823230001).
 - Background: Director Lemke presents background information regarding the request and the need to have airport lands under the same ownership for federal tracking and granting purposes.
 - Arntsen requests clarification if the airport could become a private enterprise; Lemke answers no, the request grants more ability to the airport staff to execute planning and development of the airport.
 - Motion: Miskowiak moves approval of the request as presented.
 - Second: Beacom seconds the motion.
 - Discussion: None.
 - Vote: Unanimous approval
7. Discussion only: petition document from the Stevens Point Municipal Airport for state and federal aid.
 - Background: Director Lemke presents background information that the request is the same, but additional content within the resolution to expand access to federal funding opportunities for the airport.
8. Director's Report.
 - Director Kivela provides his first report, included in the agenda packet.
 - Draft Historic Preservation Plan has been prepared by Kuhn and public meeting has been held. Draft is available for viewing.
 - Safe Streets and Roads for All public information meeting was recently held by Kuhn.
 - Highlight of community partnerships.
 - Development updates presented on the Forest Creek Subdivision.
 - TID 14 documents have been submitted to the state.
 - Shopko demolition is complete.
 - Conversation on City Hall location will be proceeding at the next council meeting.
 - New LTE employee will be in place during staff injury recovery.
 - Schuler shares appreciation for the written report.

Closing Section:

9. Adjourn
 - Meeting adjourned at 7:30PM.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

FAILURE TO PRINT LEGIBLY MAY RESULT IN MISS SPOelled NAMES ON OFFICIAL RECORD OF MEETING MINUTES.

NAME:

ADDRESS:

Debra L Knippel	611 Soo Marie Ave St Pt
Rev. Jane Johnson	615 Sommers St.
Chase Propson	1800 Maria Dr
Rylee Lutz	1516 Franklin St.
Emerson Hart	1817 Maria Dr
Annie Carlson	401 Maria Dr.
Sam Lang	1547 Strong's Ave
Ellen Stadl	1724 Briggs St.
James Krausk	1724 Briggs St.
Cassidy Johnson	2516 5th Ave
Vincent Brandt	201 Isadore St.
Tristan Hubbard	1025 5th Ave
Jacob Linsmeyer	1109B Fremont St
Lara Broderick	433 Wadleigh St.
Ginger Keymer	1816 Lincoln Ave.

PLEASE RETURN TO SECRETARY, THANK YOU.