



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:	February 3, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u> <u>Zoom Teleconferencing</u> Meeting ID: 827 5985 6950 Passcode: 811580 <u>By Computer:</u> https://us02web.zoom.us/j/82759856950?pwd=mq7meggDpkOd6a5bXa48sH <u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Meeting Called to order: 6:00PM

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

Discussion and Possible Action on:

2. Report of the January 6, 2025 meeting of the City Plan Commission.

Background: Report of the January 6, 2025 meeting of the City Plan Commission included in the agenda packet.

Motion: Arntsen moves approval of the report of the January 6, 2025 meeting of the City Plan Commission.

Second: Miskowiak seconds the motion.

Discussion: None.

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.

Vote: Unanimous approval.

3. Public Hearing and action on a request from Brian McManus, representing 3535 Jefferson Street LLC, to rezone an unaddressed parcel bounded by Texas Avenue, Jefferson Street, & Pinecrest Avenue (Parcel ID 281240833101949) from the "B-4" Commercial District to the "M-1" Light Industrial District.

Background: Associate Planner Kuhn presents background information on the rezoning request to support the relocation warehouse facility. Kuhn presents the review standards for the rezoning request. Staff recommends approval of the request because the review standards are met.

Discussion:

- Arntsen: requests clarification of the approval process for rezoning requests. Attorney Beveridge answers.

Public Hearing:

- Andrea Olson, 410 Franklin St, comments on the applicability of future land use designations and the zoning of adjacent parcels, and requests more details of the development proposed for the parcel.
- John Okonek, 2916 Dixon St, reports issues of traffic and truck safety near the subject parcel and requests more information to be acquired before any approvals are granted.
- Patricia Baker, 509 Linwood Ave, Park Ridge, reports additional traffic safety concerns on Jefferson Street and Pine Crest Avenue for pedestrians and bicyclists; recommends that the parcel would be a strong opportunity for infill residential development. Truck traffic often utilizes roads in Park Ridge, which are not built to support semi-truck loads.
- Hans Walther, 520 Greenbriar Avenue, Park Ridge, cites that safety considerations are reasonable to deny rezoning requests. Reports that insufficient buffer exists between adjacent residential parcels.
- Daniel Kieffer, resident of Park Ridge, also cites the conflicting adjacent land uses and safety concerns for children.
- Amy Walther, 3322 Pine Crest Avenue, speaks in opposition to the rezoning request citing the semi-truck and other vehicle traffic.
- Shaun Marrow, Alder for District 11, encourages the applicant to make an effort to communicate their development plans with adjacent residents and resolve concerns like other developers have recently done.
- Brian McManus, applicant, shares that rezoning is one step and wants to be considerate of resident concerns during the design phase of the project.
- Laura Courtright Burns, 809 Sunset Avenue (Park Ridge), shares additional concerns about the impacts of the manufacturing center on nearby residents and how this case may be extremely similar, and encourages the commission to reject the request.
- John Okonek, 2916 Dixon Street, urges the applicant to review other nearby opportunities, such as vacant buildings in the area, for their warehousing needs.
- Fritz Kokesh, 40 Crestwood Drive, speaks in opposition to the rezone request due to poor site access and availability of sites on more conducive transportation routes.
- Trevor Roark, 601 Washington Avenue, speaks in opposition to the rezoning request, citing the need for the trees to be preserved and the ability to use unused parking stalls on site.

Discussion:

- Mayor Wiza responds to the comments made during the public hearing. Wiza and staff share comparisons of the rezone request to businesses allowed in B-3 and B-4 zoning districts that also produce similar negative impacts (traffic, noise, and safety concerns).
- Arntsen comments on the possibilities that a rezone would open up for the parcel and the conflicting adjacent uses, and a concern for the permitted uses possible under the proposed zoning classification.
- Schuler comments on the prior planning performed for the district and difficulty of the situation and decision.
- Beacom comments on the possibility that traffic estimates from the applicant may not be accurate and the impact may be larger, and asks what happens if that is the case.
- Miskowiak comments that the project may have differing impacts on truck traffic since trucks currently move product from the applicant's facility to the existing warehouse. The applicant addresses this possibility. Miskowiak presents a comparison of traffic generation if the parcel was residential, stating that he is unsure if it would be more or less conflicting if the parcel was residential.
- Rice asks if there is a zoning classification where warehousing is a conditional use; Rice also asks if the adjacent grocery store aligns with other future land use designations than industrial. Rice encourages staff to work with the applicant to find a more appropriate location. Arntsen agrees that finding an alternative location would be a good step.
- Kneebone responds to the resident concerns, expresses that it would be more appropriate to consider the parcel for residential use and does not support the request.

Motion: Wiza moves approval of the rezone request.

Second: Schuler seconds the motion.

Discussion:

- Kneebone points out the zoning was originally B-4.
- Rice reminds the commission and staff that there's more of an opportunity to discuss the decision before approving the request.

Vote:

- Yea: Beacom, Schuler, Miskowiak, Wiza
- Nay: Arntsen, Rice, Kneebone
- Motion passes 4-3.

Further discussion:

- Patrick Perzynski comments on the previous agenda item, stating that truck traffic directly to the previous warehouse location was overlooked.

4. A request from Adam Sandstrom, representing FFH Holdings, LLC, for a conceptual plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102).

Background: Kuhn presents background information on the request and the instruments for subdivision. Kuhn also presents the need to amend the future land use designation to accommodate the request.

- Schuler asks for the decision to provide a private drive or public road.
- Arntsen points out the lack of access points; the design had been reviewed by the Fire Department for emergency response. Kuhn shares design considerations from the public works department as well.
- Beacom asks what specifications the private drive would need to be built to; Wiza answers.
- Schuler asks for clarification about the replacement of future land use designations in this case as compared to the previous agenda item; Schuler further asks about road specifications, clearing, and other city services.
- Rice asks for clarification about input from the residents from the comprehensive planning process.
- Andrea Olson, 410 Franklin Street, comments on the parcel citing the Southeast planning area and offers other housing options for the parcel.
- Jacqui Guthrie, Alder District 2, requests more information about the housing planned for the subdivision to explain the need for the private drive.
- Marc Christianson, 1641 Clark Street, requests clarification on trash pick-up strategy for the homes in the subdivision.
- Trevor Roark, 601 Washington Ave, comments on the ability to connect the subdivision to the Hoover Road recreational path.
- Schuler asks if access to Hoover Road will be complete restricted. Kuhn affirms that access to all parcels would be from the private drive.
- Arntsen requests clarification if any commercial properties could have access to Hoover Road.
- Rice asks for clarification about the need or possibility for higher density given the recent zoning changes to decrease lot sizes for single family and two family residential parcels.
- Schuler comments on the need to review the subdivision plat again, and the possibility to see changes from this original draft and the final plat.

5. A request authorizing the rewrite of the Stevens Point Zoning Ordinance.

Background: Associate Planner Kuhn presents history of the zoning ordinance and the rationale for rewriting the current zoning code.

Public comments:

- Jim Connors, 2349 4th St, writes in to support a rewrite of the city zoning ordinance.
- Aaron Redman, 2037 Center Street, speaks in favor of revising the City's zoning ordinance also expressing the ability to grow capacity of local governance and representation.
- Carolyn Peterson, representing Midstate Independent Living Choices, speaks in favor of revising the City's zoning ordinance.
- Hope Mahon, 1605 Division Street, speaks in favor of revising the City's zoning ordinance.
- Ryan Carrol, 1024 Park Street, speaks in favor of revising the City's zoning ordinance.
- Marc Christianson, Alder District 1, speaks in favor of revising the City's zoning ordinance and also cites Kuhn's professional capacity to handle the project.
- Deb Knippel, 611 Soo Marie Avenue, speaks in favor of revising the City's zoning ordinance.

- Mary McComb, 2100 Elk Street, speaks in favor of revising the City's zoning ordinance.
- William John Colletta, 2209 Ellis Street, speaks in favor of revising the City's zoning ordinance.
- Andrea Olson, 410 Franklin Street, speaks in favor of revising the City's zoning ordinance.
- Erin Redman, 2324 Ellis Street, speaks in favor of revising the City's zoning ordinance.
- Jessycah Anderson, 924 Second Street, speaks in favor of revising the City's zoning ordinance.
- Lara Broderick, 433 Wadleigh Street, speaks in favor of a comprehensive overhaul of the City's zoning ordinance.
- Trevor Roark, 601 Washington Avenue, speaks in favor of revising the City's zoning ordinance, citing that the current ordinance's exclusionary code results in excessive infrastructure and high costs to residents.
- Attorney Beveridge comments on the difficulty of previous zoning code revision attempts.

Motion:

- Kneebone moves to approve the request to revise the zoning ordinance.

Second

- Miskowiak seconds the motion.

Discussion

- Schuler expresses his optimism for the project.

Vote

- Unanimous approval.

6. Discussion on Comprehensive Plan update.

Background: Neighborhood Planner Klesmith presents background information on the previous comprehensive plan update attempt and new direction for the Comprehensive Plan update. A full comprehensive plan revision will be coordinated and neighborhood plans will be drafted from the updated plan.

Discussion:

- Schuler expresses gratitude for staffs' previous efforts and for acknowledging and utilizing a local resource to complete the work.

7. Director's Report.

Discussion: Director's report is included in the agenda packet; Schuler asks for clarification on the responsibility of maintaining landscaping and the flags.

Closing Section:

8. Adjourn

Meeting adjourned at 8:51PM.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

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

NAME:

ADDRESS:

Deb Knippel	Well Soo Marie Ave SP
John Okonek	2916 Dixon St SP
HANS WALTHER	520 GREENBRIAR AVE PARK RIDGE
Trevor Rook	601 Washington Ave.
William John Coletta	2209 Ellis St. ST. PT.
Aaron Redman	2037 Center St.
Brian McManus	3535 Jefferson St ST PT
Amy Walther	322 Pinecrest Ave
Evan Walther	322 Pinecrest Ave
JOAO CASTRO SILVA JUNIOR	703 SUNSET AVE
CAROLYN SILVA	703 SUNSET AVE
Laura Courtright Burns	809 Sunset Ave
David Blado	408 Pinecrest Ave.
Gudy Kokosh	40 Crestwood Dr
Fritz Kokosh	40 Crestwood Dr.
Ryan Carroll	1074 Park St.

PLEASE RETURN TO SECRETARY, THANK YOU.

SIGN IN SHEET

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NAME:

ADDRESS:

Jessyrah Andersen	924 2nd St. Stevens Point, WI
Hope Mahon	1605 Division St
Freesia McKee	2501A Algoma St
Ginger Keymer	1816 Lincoln Ave / Dist 3
Nick Norton + Ana Norton	402 pinecrest Ave
Patrick Perzysski	708 Sunset Ave. Stoughton
Suzanne Watter	520 Greenbriar Ave.
Andree Olson	410 Franklin St
Patrizia Burke	509 LENWOOD AVE
Erin Redman	2324 Ellis St.

PLEASE RETURN TO SECRETARY, THANK YOU.

Image submitted by John Okonek as a part of the public hearing for agenda item #3.



Image submitted by John Okonek as a part of the public hearing for agenda item #3.



2-3-25

I support a rewrite
of the city zoning code.

Jim Connors

2349 4th ST.

STEVENS POINT

54481

JIM CONNORS