



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:	April 7, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 878 4882 2545
			Passcode: 771157
			<u>By Computer:</u>
			https://us02web.zoom.us/j/87848822545?pwd=hLK607jY3JuJChpjaqAE5e2
			<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

Members Excused: Schuler

Discussion and Possible Action on:

2. Report of the March 3, 2025 meeting of the City Plan Commission.

Background: Report of the march 3, 2025 meeting included in the agenda packet.

Motion: Arntsen moves approval of the report of the March 3, 2025 meeting of the City Plan Commission.

Second: Kneebone 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 Adam Sandstrom, representing FFH Holdings, LLC, to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from 'Commercial/Office/Multi-Family' to 'Residential.'

Background: Associate Planner Kuhn presents background information regarding the request to amend the Stevens Point Comprehensive Plan for the proposed project. Staff recommendation is to approve the amendment.

- Arntsen asks for clarification between a duplex and zero lot line construction. Kuhn explains the difference.

Public Hearing:

- No testimony from the public.

Motion: Beacom moves approval of the request as presented.

Second: Miskowiak seconds the motion.

Discussion: None

Vote: Unanimous approval.

4. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, to rezone an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District.

Background: Kuhn provides additional background regarding the rezoning request.

Public Hearing:

- Alder Morrow, District 11, speaks in favor of the request citing the need for housing.

Motion: Beacom moves approval of the request to rezone the parcel as presented.

Second: Miskowiak seconds the motion.

Discussion: None.

Vote: Unanimous approval.

5. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, for a final subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102), consistent with Ch. 20.05(2).

Background: Kuhn provides that there are no further changes from the initial subdivision plat discussed during the last review.

Public Hearing:

- No testimony

Motion: Rice moves approval of the final subdivision plat for the proposed subdivision as presented.

Second: Kneebone seconds the motion.

Discussion: None.

Vote: Unanimous approval.

6. Public Hearing and action on a request from Michael Bieniek, representing FERRELLGAS LP, for a conditional use permit to construct a wireless communication tower on the

property located at 3315 Wayne Street (Parcel ID 281240833402402), consistent with Ch. 23.02(4)(d)(3).

Background: Kuhn provides background information regarding the request for a conditional use permit and users of the wireless communication tower. Kuhn further provides context on municipalities' ability to regulate the construction of cell towers. Staff recommends approval subject the conditions presented in the packet.

- Wiza asks about the tower's fall radius and if it would impact adjacent properties.
- The applicant explains how the design of the cell tower would limit the fall radius to a 50-foot fall radius which would not impact adjacent properties nor would it impact Wayne Street.
- Wiza asks if the applicant has incorporated design requirements to disguise tall cell towers.
- Applicant answers that they have experience with those design requirements.

Public Hearing:

- No testimony.

Motion: Kneebone moves approval of the conditional use permit as presented, subject to staff conditions and recommendations.

Second: Miskowiak seconds the motion.

Discussion: None.

Vote: Unanimous approval.

7. A request from Daniel Von Ebers, representing John Parker Development LLC, for a site plan review to construct a parking garage addition and surface parking lots on the property located at 1501 North Point Drive (Parcel ID 281240829120015), consistent with Ch. 23.02(2)(f)(5)(b).

Background: Kuhn presents background information regarding the site and the proposed improvements. Staff would recommend approval of the site plan subject to the conditions presented, citing that the landscaping plan for the site goes above and beyond municipal requirements.

Motion: Beacom moves to approve the site plan as presented.

Second: Rice seconds the motion.

Discussion: None.

Vote: Unanimous approval.

8. Discussion only: Zoning Code rewrite.

Background: Kuhn provides a verbal overview of the zoning code rewrite project, including the public participation plan.

9. January - February 2025 Monthly Reports.

Background: Director Kivela provides a verbal overview of the monthly reports included in the agenda packet.

10. Director's Report.

Background: Director provides a verbal report, including an update on the sales of properties in the Forest Creek subdivision, property sales of the Redevelopment Authority,

intern assistance for the summer, and the City's new Rental Improvement Program approved by the Redevelopment Authority. Wiza adds staff transitions in the Community Development Department.

Closing Section:

11. Adjourn

Meeting adjourned at 6:33PM.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

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

NAME:

ADDRESS:

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PLEASE RETURN TO SECRETARY, THANK YOU.