

REPORT OF CITY PLAN COMMISSION

August 3, 2020 – 6:00 PM
Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Cooper, Commissioner Haines, Commissioner Hoppe, and Commissioner Rice.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, City Attorney Beveridge, Alderperson Jennings, Alderperson Johnson, Alderperson Nebel, Alderperson Zarazua, Alderperson Morrow, Bob Woehr, Joe Martino, Shawn Morrow and unidentified audience members via Virtual Zoom Meeting.

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1. Roll call.

Discussion and possible action on the following:

2. Report of the July 27, 2020 meeting of the Plan Commission.
 3. Public hearing and action on a request from Dane Zdroik to rezone the property at 2725 Water Street (Parcel ID 281230805101811) from “R-5” Multiple Family II Residential to “M-1” Light Industrial.
 4. Staff Update.
 5. Adjourn.
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1. Roll call.

Present: Wiza, Kneebone, Arntsen, Cooper, Haines, Hoppe, Rice

Mayor Wiza summarized procedural rules for the meeting.

Discussion and possible action on the following:

2. Report of the July 27, 2020 meeting of the Plan Commission.

Motion by Commissioner Haines to approve the report of the July 27, 2020 Plan Commission meeting; seconded by Commissioner Cooper.

Motion carried 7-0.

3. Public hearing and action on a request from Dane Zdroik to rezone the property at 2725 Water Street (Parcel ID 281230805101811) from “R-5” Multiple Family II Residential to “M-1” Light Industrial.

Director Kernosky summarized the request to rezone 2725 Water Street from “R-5” Multiple Family II Residential to “M-1” Light Industrial, noting that the proposed tap room was outside of the uses allowed in the “R-5” District due to the alcohol component. The “M-1” zoning would allow the use, and the district was intended to act as a buffer between heavy manufacturing and commercial or high-density residential uses. The property itself was already bounded by R-2, M-1 and M-2 zoning districts. Lastly, a summary occurred over how the subject property was originally zoned R-5 in 2011 due to a previous request to build a parking lot.

Due to the industrial land uses adjacent to the property in question, as well as the proposed use, staff did not have concerns with the proposed zoning change and noted that future development of the property

would need to be consistent with the City's Comprehensive Plan. Staff recommended approval of the request.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Commissioners made the following comments:

1. Inquiry of landscape buffering between the subject property and the single-family residential properties to the south. Director Kernosky stated that buffering will likely occur when the applicant submits a conditional use permit application.

Motion by Commissioner Cooper to rezone the property at 2725 Water Street (Parcel ID 281230805101811) from "R-5" Multiple Family II Residential to "M-1" Light Industrial; seconded by Alderperson Kneebone with the following conditions:

1. The applicant shall combine the subject property (2725 Water Street) with 2617 Water Street (Parcel ID: 281230805101812) by producing a certified survey map that is approved by Community Development staff.
2. The applicant shall submit and receive any approvals for any future additions to the property consistent with the City's Zoning Code.

Motion carried 7-0.

4. Staff Update

Director Kernosky provided the following updates:

1. Commended the tenacity of commissioners participating in several Plan Commission meetings over the last few weeks.
2. Discussion on a development agreement for the redevelopment of the Fox Theatre will occur at the August Finance Committee meeting.
3. Timeline on the Berkshire Housing redevelopment project.
4. Maria Mohr, Administrative Assistant within the Community Development Department, recently gave birth to a healthy baby girl.

5. Adjourn.

Meeting adjourned at 6:11 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>