

REPORT OF CITY PLAN COMMISSION

November 2, 2020 – 6:00 PM
Zoom Conference Call Meeting

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

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, City Attorney Beveridge, Alderperson Jennings, Alderperson Leek, 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 October 19, 2020 meeting of the Plan Commission
 3. Public Hearing and action on a request from Marshfield Clinic for a conditional use permit pursuant to Ch.23.02(2)(d)(3)(a) to construct a hospital addition to the property at 4100 State Highway 66 (Parcel ID 281240822340017).
 4. Request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code, specifically Section 23.02(1)(h), to remove conditional use permit requirements and allow as a permitted use reduced setbacks in the "R-TND" Traditional Neighborhood Overlay Zoning District.
 5. July, August and September, 2020 Monthly Report
 6. Director's Report
 7. Adjourn.
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1. Roll call.

Present: Kneebone, Arntsen, Cooper, Haines, Rice

Excused: Wiza

Absent: Hoppe

Motion by Commissioner Arntsen to nominate Commissioner Cooper as Temporary Chairperson; seconded by Haines.

Motion carried 5-0.

Discussion and possible action on the following:

2. Report of the October 19, 2020 meeting of the Plan Commission

Motion by Commissioner Arntsen to approve the report of the October 19, 2020 Plan Commission meeting; seconded by Commissioner Rice.

Motion carried 5-0.

3. Public Hearing and action on a request from Marshfield Clinic for a conditional use permit pursuant to Ch.23.02(2)(d)(3)(a) to construct a hospital addition to the property at 4100 State Highway 66 (Parcel ID 281240822340017).

Associate Planner/Zoning Administrator Kuhn provided the following details:

1. Applicant looking to construct a 30,250 sq.ft. addition consisting of two stories to house emergency department, surgery center, inpatient unit, and support spaces.
2. Request also includes parking lot expansion and propane tank enclosure.
3. Review of proposed concept plan, renderings, and zoning overview.

Chairperson Cooper declared the public hearing open.

Aldersperson Leek (District Eight) stated that the property was within his district and he had not heard any negative comments from his constituents.

Chairperson Cooper declared the public hearing closed.

Commissioners made the following comments:

1. Inquiry as to whether neighboring properties had been notified, to which staff confirmed that they had not received any feedback for or against the request.
2. Commended the expansion of the medical facility.

Motion by Commissioner Artnsen to approve the request from Marshfield Clinic for a conditional use permit pursuant to Ch.23.02(2)(d)(3)(a) to construct a hospital addition to the property at 4100 State Highway 66 (Parcel ID 281240822340017) with the following:

1. **Bicycle parking accommodations shall be provided on site that is consistent with the City's Zoning Code, to be reviewed and approved by staff.**
2. **The applicant shall submit a stormwater plan to determine if the existing stormwater retention areas can support the proposed addition, subject to the review and approval by Utilities Department staff.**
3. **The applicant shall provide details on a fire prevention system for the addition, to be reviewed by the Fire Marshal and meet applicable fire code standards.**
4. **The proposed addition shall meet requirements administered by the Federal Aviation Administration and the Wisconsin Bureau of Aeronautics.**
5. **Additional details shall be provided for screening the utility yard and propane tank enclosure, to be reviewed by Community Development staff and meet applicable Zoning Code standards.**
6. **Staff shall have the authority to approve minor changes to the site plan.**
7. **All applicable building permits shall be applied for and obtained prior to commencement of construction.**

seconded by Commissioner Haines.

Motion carried 5-0.

4. Request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code, specifically Section 23.02(1)(h), to remove conditional use permit requirements and allow as a permitted use reduced setbacks in the "R-TND" Traditional Neighborhood Overlay Zoning District.

Director Kernosky reminded the commission of previous discussions to pursue the removal of conditional use permit requirements for reduced setbacks within the Traditional Neighborhood Overlay Zoning District and to allow it as a permitted use. Staff had been previously directed to continue drafting changes to the ordinance. Director Kernosky reviewed the proposed amendments and recommended approval as presented.

Chairperson Cooper asked if the item was noticed as a public hearing due to how it was outlined in the agenda, to which staff confirmed that the item had been noticed as a public hearing.

Chairperson Cooper declared the public hearing open.

Chairperson Cooper declared the public hearing closed.

Commissioner Arntsen stated that the changes proposed seemed consistent with what was previously discussed.

Director Kernosky added that the amendment would apply to both single and two-family dwellings, whereas previously it had only applied to single-family dwellings. Due to many of the properties having an R-3 classification within the TND district which allowed single and two-family dwellings, staff felt the change was appropriate and consistent.

Aldersperson Jennings (District One) asked for clarification on whether an owner could build an addition to existing student housing and be allowed to add more residents. Staff confirmed that they would not, as any changes to their legal nonconforming status would remove their grandfathered status, and the property would then need to conform to today's standards, which if they were a single-family dwelling, be reduced to two unrelated persons.

Motion by Commissioner Aldersperson Kneebone to approve the request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code, specifically Section 23.02(1)(h), to remove conditional use permit requirements and allow as a permitted use reduced setbacks in the "R-TND" Traditional Neighborhood Overlay Zoning District: seconded by Commissioner Arntsen.

Motion carried 5-0.

5. July, August and September, 2020 Monthly Report

Director Kernosky details:

1. Trended above average for declared new value from July-September.
2. Residents reinvesting into their homes.
3. Multiple new duplex builds in September.
4. Multiple commercial additions and renovations.
5. Projected upward trend through the remaining year as the North Side Yard development would begin breaking ground.

Director Arntsen noted that while overall positive numbers were being reported, it seemed unusual that the City would continue to trend upwards considering the impacts of COVID-19.

Director Kernosky stated that alterations were keeping values up, noting that with more residents being home, projects that were previously put off were now moving forward. Roofing, siding, and fencing permits also remained constant, but staff expected an overall decline for 2021.

Motion by Chairperson Cooper to approve the July, August and September, 2020 Monthly Report(s) and place them on file; seconded by Aldersperson Kneebone.

Motion carried 5-0.

6. Director's Report

Director Kernosky, in addition to the Development and Special Project update memo within the staff report, provided the following:

1. Targeted Area Master Plan continued to move forward.
2. TIF No. 11, 12, and 13 had been submitted to state and was under review.
3. Stevens Point Strategic Plan continued to move forward.
4. Housing Affordability Report expected to come forward in December for review.

Motion by Chairperson Cooper to approve the Director's Report of November 2020 and place it on file: seconded by Commissioner Arntsen.

Motion carried 5-0.

7. Adjourn.

Meeting adjourned at 6:26 PM.

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