

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, FEBRUARY 26, 2019**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Simmons, Commissioner Carrillo, Alderman Loreck, Commissioner Siepert and Commissioner Chandler. Alderman Guzikowski, and Commissioner Correll were excused. Also present: Planner Kari Papelbon, and Zoning Administrator/Planner Pete Wagner.

**Minutes of the February 12, 2019 meeting**

Commissioner Siepert moved to approve the minutes of the February 12, 2019 meeting. Commissioner Chandler seconded. On roll call: all voted aye, except Commissioner Simmons, who abstained. Motion carried.

**CONDITIONS AND RESTRICTIONS  
SUMMIT CREDIT UNION  
7869 S. 13<sup>TH</sup> ST.  
TAX KEY NO. 784-9993-002**

Planner Papelbon provided an overview of the conditions and restrictions for this property. (See staff report for details.)

Commissioner Simmons explained that the items that engineering would be interested in do not look out of the ordinary and are included; engineering would look at them as they come in.

Mayor Bukiewicz stated that he thinks the plans are very well laid out. Mayor Bukiewicz also explained that Assistant Fire Chief Kressuk had no issues with the plan as well.

Commissioner Siepert moved that the Plan Commission recommend that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a financial institution with a drive-through facility on a portion of the property at 7869 S. 13<sup>th</sup> St. (Lot 2 of CSM to be recorded), after a public hearing.

Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**TEMPORARY USE PERMIT  
LAWRENCE SCHUTZ  
7501 S. HOWELL AVE.  
TAX KEY NO. 781-9036-000**

Zoning Administrator/Planner Wagner provided an overview for the request for a temporary use permit for a garden center in the parking lot of Classic Lanes. (See staff report for details.)

Alderman Loreck asked the applicant if the produce they are selling is pre-packaged or sold using a scale. Larry Schutz, 1247 51<sup>st</sup> Street, Caledonia, Wisconsin, explained that part of the background was incorrect. They will not be selling produce; most of what they are selling is bedding plants.

Commissioner Siepert moved that the Plan Commission approves the Temporary Use permit for the temporary garden center at 7501 S. Howell Avenue with the following conditions:

1. Classic Lanes OC LLC that the temporary use shall expire on July 19, 2019.
2. Allow one sign no larger than 32 square feet in area.
3. That the property is returned to its original condition.

Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT  
STAR PROPERTIES 2, LLC  
6524 AND 6548 S. 13<sup>TH</sup> ST  
TAX KEY NOS. 717-9987-001 AND 717-9986-001**

Planner Papelbon provided an overview of the conditional use permit for a contractor's office/ shop/ yard with outdoor storage and truck parking. (See staff report for details).

Commissioner Chandler asked the applicant to provide a little more information about the purpose of the trucks and trailers. Frank Giuffre, S71W15138 Rosewood, Muskego, Wisconsin, clarified that they do not have a tenant lined up for the space yet so this plan is just an idea of what they would do with the property to clean it up. Mayor Bukiewicz explained the property used to be Tri-Star Recycling Center, and the area used to be used for scrap metal storage. Mr. Giuffre continued to explain that west of the building is already concrete and they are just going to make it better. Mr. Giuffre predicted that in the first year the concrete might cover about 25% of the lot that is east of the building depending on if it is needed.

Commissioner Siepert asked if this would be used just for storing trailers. Mr. Giuffre referenced other companies in Oak Creek that are used for storing trailers that are not in use. Mayor Bukiewicz made note that this is a fully fenced in facility. Mr. Giuffre confirmed.

Commissioner Hanna expressed concern about drainage going into the wetlands on the property or other facilities. Mr. Giuffre agreed with Commissioner Hanna.

Mayor Bukiewicz inquired about whether or not any trailers would be stored on the west side of the building. Mr. Giuffre assured him nothing would be stored west of the building. Mayor Bukiewicz suggested the west side of the building would just be for employee parking. Mr. Giuffre agreed.

Commissioner Hanna asked if they had made sure the entrances are wide enough for the trailers to turn into the property. Mr. Giuffre explained that it was tested while they were making improvements and taking stuff out of the property.

Mayor Bukiewicz explained that he had driven by the property recently and it looks a lot better than it was.

Planner Papelbon clarified that this Conditional Use Permit is for a contractor's office and yard. If the property is rented out to a tenant that wants to put something on the property that falls under Conditional Use category, but isn't considered a contractor's office or yard, they would have to come back to Plan Commission to amend the Conditional Use Permit.

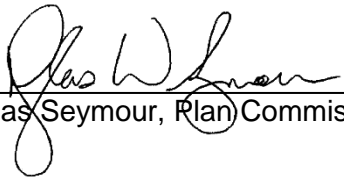
Mayor Bukiewicz asked if there is enhanced landscaping going in. Planner Papelbon confirmed that landscaping would be in the future as part of the site plan review.

Commissioner Siepert moved that the Plan Commission recommend that the Common Council approves a Conditional Use Permit for a contractor's office / shop / yard with outdoor storage and truck parking on the properties at 6524 and 6548 S. 13<sup>th</sup> St., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (March 12, 2019).

Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:23 p.m.

ATTEST:

  
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Douglas Seymour, Plan Commission Secretary

3/5/19

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Date