

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JULY 26, 2022**

Alderman Loreck called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Alderman Guzikowski, and Commissioner Siepert. Mayor Bukiewicz, Commissioner Oldani, and Commissioner Chandler were excused. Also present: Kari Papelbon, Senior Planner.

Minutes of the July 12, 2022 meeting

Commissioner Siepert moved to approve the minutes of the July 12, 2022, meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
DANIEL KATONA
9630 S. SHEPARD AVE.
TAX KEY NO. 908-9007-000**

Senior Planner Papelbon provided an overview of a Certified Survey Map request to divide the property at 9630 S. Shepard Avenue (see staff report for details).

Commissioner Hanna asked if there will be any laterals for utilities going to Lot 2 that will be located on Wintergreen Drive. Senior Planner Papelbon stated that the laterals will need to be extended to serve the property.

Commissioner Hanna asked to confirm that work would be required for the lot on Wintergreen Drive. Senior Planner Papelbon explained there will not be any [water] main required; however, the laterals will need to be extended to serve the lot on Wintergreen Drive.

Commissioner Hanna inquired who would be paying for the cost of the laterals. Senior Planner Papelbon stated that the developer would be responsible for extending the laterals.

Commissioner Hanna inquired about the impact to the road caused by excavating. Senior Planner Papelbon said that is all included as part of the development.

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Daniel Katona for the property at 9630 S. Shepard Ave. be approved with the following conditions:

1. That map is revised to remove the building envelope and Zoning District setbacks. The front setback of 30 feet shall remain on the map.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
PILOT TRAVEL CENTERS
2031 W. RYAN RD.
TAX KEY NO. 903-9036-001**

Senior Planner Papelbon provided an overview of the site, landscaping, and related plan review for exterior building modifications and an expansion of the existing trash/recycling enclosure. Signs are not part of this review. (see staff report for details).

Commissioner Hanna referenced the proposed north elevation and asked if there will be any lighting on the right side near the Subway sign. Senior Planner Papelbon stated that there does not appear to be any exterior, wall pack, or gooseneck lights on that side; however, the proposed elevation does not include any of the parking lot or canopy lights that are already there. Senior Planner Papelbon also explained that there may be some recessed lighting in the canopy that is not reflected on the elevation plan.

Commissioner Hanna expressed concerns about the front elevation being lit on the left side but not the right side to attract customers. Senior Planner Papelbon explained that there may be some additional illumination that is not reflected in the elevation rendering. Senior Planner Papelbon stated the applicant is being represented on Zoom, and sent in a message via Zoom chat that stated there is illumination on the right side. Senior Planner Papelbon also explained that there is a fuel canopy in front of the building that will provide additional spillover lighting, and there is additional parking lot lighting that is not reflected on the building elevation.

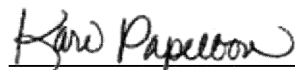
Commissioner Hanna moved that the Plan Commission approves site, building, and related plans submitted by Brianna Bradford, Pilot Travel Centers, for the property at 2031 W. Ryan Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That landscape plans are submitted in conformance with all Code requirements.
3. That all light sources are shielded and directed downward, that the color temperature of the fixtures are limited to a maximum of 5,000 Kelvins.
4. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
5. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:19 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

8-9-22

Date