

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, FEBRUARY 27, 2024**

Mayor Bukiewicz called the meeting to order at 6:00 PM. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Commissioner Carrillo and Commissioner Oldani were excused. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

Minutes of the February 13, 2024, meeting

Commissioner Siefert moved to approve the minutes of the February 13, 2024, meeting. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

PUBLIC HEARING

SIGN APPEAL

OAK CREEK HIGH SCHOOL

340 E. PUETZ RD.

TAX KEY NO. 827-9028-000

Senior Planner Papelbon read the public hearing notice into record (see staff report for details).

Mayor Bukiewicz made the first call for public comment.

Josh Brown, Sign Effectz, 1827 W Glendale Avenue, Milwaukee, WI, explained that Sign Effectz did a site survey that better detailed the visibility from both roadways, and stated the signs will have very limited to no visibility from the road. Mr. Brown clarified that the gate logos will be non-illuminated plaques with a primary function to hide the gate mechanism to deter tampering. The halo illumination is a tasteful accommodation to get both the school's desired branding at a size and scale that they thought was appropriate, but balancing it so it is not a beacon of light. The halo illumination provides a perimeter glow that will be tied to a time clock, and be scheduled on and off during game time. The sign will be lighted on an as-needed basis.

Mayor Bukiewicz made the second and third calls for public comment. Seeing none, he closed the public hearing.

SIGN APPEAL

OAK CREEK HIGH SCHOOL

340 E. PUETZ RD.

TAX KEY NO. 827-9028-000

Senior Planner Papelbon provided an overview of the request for variances to allow the applicant to install one (1) 8'-7 ⁵/₈" x 11'-8" (100.7 sq. ft.) halo-lit channel letter wall sign on the center turret, and two (2) 3'-4" x 3'-6" (11.6 sq. ft.) non-illuminated signs on the fence portion of the gate structure on the property at 340 E. Puetz Rd. (see staff report for details).

Commissioner Hanna asked if there will be anyone monitoring the gates during the game. Mr. Brown stated the school has grounds maintenance that would be monitoring the sign going on and off with the stadium lights, and the gates being open.

Commissioner Hanna inquired if the signs will be maintained during training.

Scott Holler, Athletic Director for Oak Creek High School, 8180 S. Lauree Lane, Oak Creek, WI, stated that on game nights there are game management staff and entrance workers, so the signage will always be monitored. The sign will not be turned on during practice, and the switch for the sign will be inside the building so no one will be able to access it other than a few people that have a key to the backside door.

Alderman Loreck stated that he has no concerns, the sign looks great, and the lighting that was chosen seems fairly dim on the picture.

Mayor Bukiewicz stated that he agrees, the sign looks great, and he likes the look of the lit sign.

Mr. Holler gave an overview of the projects surrounding the High School stadium.

Alderman Loreck moved that the Plan Commission approves sign variances allowing the installation of one (1) 8'-7 ⁵/₈" x 11'-8" (100.7 sq. ft) halo-lit channel letter wall sign on the center turret, and two (2) 3'-4" x 3'-6" (11.6 sq. ft.) non-illuminated signs on the fence portion of the gate structure on the property at 340 E. Puetz Rd.

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

**CONDITIONS AND RESTRICTIONS
NORTH INVESTMENTS, LLC
9810, 9840, AND 9880 S. RIDGEVIEW DR.
TAX KEY NOS. 903-0010-000, 903-0011-000, AND 903-0012-000**

Senior Planner Papelbon provided an overview of the draft Conditions and Restrictions for a request for a Conditional Use Permit for proposed autobody/automotive mechanical (truck and trailer) repair, truck parking facilities, and outdoor storage on the properties at 9810, 9840, and 9880 S. Ridgeview Dr. (see staff report for details).

Commissioner Chandler referenced Sections 3d and 3f, and asked Senior Planner Papelbon to clarify the conditions related to outdoor storage.

Senior Planner Papelbon explained that the Sections are restricting outdoor storage to one area. Condition 3f states there is no outdoor storage, rental, sale, or display of equipment, parts, supplies, or other vehicles, merchandise, or any other materials allowed on the property. Outside of the approved area, the applicants are not allowed to store any of the specified items, and there is no outdoor storage allowed for anything except for the recovered vehicles.

Commissioner Siepert asked Senior Planner Papelbon how the time limit of three (3) years was determined.

Senior Planner Papelbon explained that three (3) years is more of a discussion point because it seems the property has a few issues that need to be cleaned up: the building at 9880 has gone into non-compliance with the original Conditional Use Permit. Three (3) years is something that was proposed by staff to allow for the property to be brought into compliance and to ensure that compliance is maintained. At the end of the three (3) year period, if that is what the Plan Commission and Common Council approve, the Applicants would be required to come back to

the Plan Commission for a renewal. At that time the Plan Commission and Common Council can extend the time period of the Conditional Use Permit.

Alderman Guzikowski stated he agrees with the three (3) year time frame.

Alderman Loreck inquired if the area required to be screened is currently screened, and if not, what does the applicant plan to do for screening?

Senior Planner Papelbon explained that the area has an existing fence with fabric, but it is a little insufficient because fabric breaks down and most of the time it is not replaced. Screening with landscaping in accordance with the Code and as part of the Site and Building plan reviews that are required to come back to the Plan Commission, is when the landscaping plan would need to be approved for screening of that area.

Commissioner Hanna asked Senior Planner Papelbon if used fluids are included in condition "K" which states all trash and recycling receptacles shall be contained within enclosures. Senior Planner Papelbon stated any kind of waste product, oil, or fluids must be properly disposed of per state and federal regulations, but the applicants will not be able to store any of it outside and anything stored inside would have to comply with Fire Code.

Commissioner Hanna asked what safety measures will be taken to make sure the used fluids will not cause any issues on the property. Senior Planner Papelbon stated compliance with Fire Code is required regardless of it is listed in the Conditions and Restrictions.

Assistant Fire Chief Havey stated 9880 S. Ridgeview does not have an automated fire suppression system. Since the building was a legacy building and zoned Manufacturing they were allowed to make mechanical repairs, however the Fire Department discovered there were other businesses operating within the premises, which is non-compliant with Code. There are Fire Code violations cited on the property that need to be corrected and maintained.

Mayor Bukiewicz asked Assistant Fire Chief Havey if the north building has sprinklers. Assistant Fire Chief Havey confirmed the north building does have an automatic fire suppression system that will need to be tested and serviced annually and the Fire Department needs to observe the Code compliance reports every year to make sure it is up to standard.

Commissioner Hanna asked Senior Planner Papelbon if there is any security outside. Senior Planner Papelbon deferred to the applicant for answers. Ivan Vasiljevic, 13925 West Forest Knoll Court, New Berlin, confirmed both properties have cameras.

Senior Planner Papelbon clarified that there needs to be findings on the Conditional Use Criteria, and there needs to be positive votes from the Plan Commission that they find that each of the criteria have been met by the proposal.

Commissioner Hanna inquired where "C" on the Conditional Use Criteria is addressed in the suggested motion. Senior Planner Papelbon explained there are already adequate accommodations for vehicles, pedestrians, and bicycles. There is probably no need for bicycle or pedestrian accommodations at this location as most pedestrian movement is from the parking lot to the buildings. As far as vehicular accommodations, this site is accessed by a public street.

Senior Planner Papelbon stated that if the Plan Commission is satisfied that all the Conditional Use Criteria are fulfilled by the proposal in conformance with the Conditions and Restrictions, they can move on to the motion and she will consider that to be the formal vote on the criteria.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for autobody/automotive mechanical (truck and trailer) repair, truck parking, and outdoor storage on the properties at 9810, 9840, and 9880 S. Ridgeview Dr. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
THE RESIDENCES AT OAKVIEW
10730 S. HOWELL AVE.
TAX KEY NO. 973-2016-000**

Senior Planner Papelbon provided an overview of the site, building, and related plan review for site amenities including a sport court, dog area, and a maintenance shed (see staff report for details).

Commissioner Hanna asked why the dog park is so close to the pool. Jeremy Samatas 670 N. Park Blvd., Glen Ellyn, Illinois, explained it is because it is the flattest area.

Commissioner Hanna inquired if the dog park is far enough away from the residents. Mr. Samatas stated he believes it is and they like the location more than the original plan because they feel it brings the community together in an area with a lot of vibrant activities.

Commissioner Hanna asked if there are special hours for the dog park and the pool. Mr. Samatas said they are planning for the dog park and sport court to be open from sunup to sundown.

Alderman Loreck asked Senior Planner Papelbon what property is located to the south of the proposal. Senior Planner Papelbon stated she believes it is County owned property. Mr. Samatas clarified that there are no houses to the south.

Commissioner Chandler asked for more information about why the applicant chose the eight (8) foot fence over the ten (10) foot fence. Mr. Samatas said they felt the eight (8) foot fence was sufficient for the pickleball and basketball courts.

Commissioner Chandler asked if there were any challenges from the applicant to install the ten (10) foot fence. Mr. Samatas stated no.

Mayor Bukiewicz asked if the vinyl siding on the shed matches the homes. Mr. Samatas confirmed the homes were in vinyl.

Mayor Bukiewicz inquired if the shed would match the color scheme of the clubhouse or the amenities. Mr. Samatas stated that is correct, and the exterior lights will be similar to what is on the houses and the clubhouse.

Mayor Bukiewicz asked to confirm that there is only one light to the south. Mr. Samatas said that is correct.

Commissioner Hanna asked if there will be any trash receptacles. Senior Planner Papelbon said if anything is going to require a park-like trash receptacle, the preference will be for it to be in the sport court if possible, otherwise immediately adjacent to the sport court. A pet waste station is recommended for the dog park. There should be no rolling carts, dumpsters, or similar items.

Assistant Fire Chief Havey stated there are no issues from the Fire Department on the project.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by Jeremy Samatas, The Residences at Oak View, a sport court, dog area, and a maintenance shed on the property at 10730 S. Howell Ave. with the following conditions:

1. That all relevant Code and Planned Unit Development requirements remain in effect.
2. That the plans are updated to include details for the fences, including black vinyl coating for chain-link. The sport court fence shall be 10 feet in height.
3. Any light on the maintenance shed shall comply with Code requirements for residential lights. There shall be no additional lights for the sport court or dog area.
4. Existing landscaping in the area of the maintenance shed shall be relocated to the west (Howell Ave.) side. No landscaping shall be removed for the installation of the sport court or dog area.
5. That the plans are revised to include locations for any new mechanicals, transformers, or utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
6. That all revised plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**LOT LINE ADJUSTMENT
THRIVE ARCHITECTS
401 AND 321 W. MARQUETTE AVE.
TAX KEY NOS. 765-9012-000 & 765-9013-000**

Senior Planner Papelbon provided an overview of a Lot Line Adjustment (Certified Survey Map) request to combine the properties at 321 & 401 W. Marquette Ave. (see staff report for details).

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Ashley Pollex, Thrive Agriculture [Architects], for the properties at 321 & 401 W. Marquette be approved with the following condition:

That all technical corrections, including, but not limited to the spelling errors, minor coordination geometry conditions and corrections required for compliance with the Municipal Code and Wisconsin Statutes are made prior to recording.

[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 Loreck seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
THRIVE ARCHITECTS
401 AND 321 W. MARQUETTE AVE.
TAX KEY NOS. 765-9012-000 & 765-9013-000**

Senior Planner Papelbon provided an overview of the site, building, and related plans for an addition to the existing building on the properties at 321 & 401 W. Marquette Ave. (see staff report for details).

Tim Knepprath, Wellspring Construction Group, 227 Sussex St, Pewaukee, asked for clarification about the landscape requirement. Mr. Knepprath asked if the 80% coverage across the front of the building is just for the new building addition. Senior Planner Papelbon stated it is for the addition.

Commissioner Chandler asked the applicant what the plans are for the landscaping. Mr. Knepprath referenced the renderings and stated it shows some landscaping across the front of the building and there will be a little bit more as it goes back to the door there with some flowers.

Commissioner Chandler asked what the plans are for lighting. Mr. Knepprath said there are some shoebox fixtures shown on the rendering that will have cut off fixtures and comply with the Code.

Commissioner Chandler asked if there will be any mechanicals and if any, what are the locations of those. Mr. Knepprath stated they proposed a rooftop unit that would need to be screened per Code, but the applicants may choose to go to an internal unit to avoid the screening requirements.

Senior Planner Papelbon clarified that there is also a requirement for the new parking stalls to be landscaped with some bushes to break it up. Mr. Knepprath stated there are no objections.

Alderman Loreck asked if there was any concern for neighboring trucking that may have been pulling through that area. Mr. Knepprath said no there is a difference in elevation between the west property and the east property.

Commissioner Kiepczynski explained that even though there is an addition proposed, there is no change in impervious surface for the site so there will not be any stormwater or green infrastructure required.

Commissioner Hanna suggested that adding some more landscaping will make it a little less grayish or industrial and soften how the building looks. Senior Planner Papelbon clarified that there is a requirement for foundation plantings and that 80% of the façade on the front part of the addition still needs to have a landscape bed of seven (7) feet from the building.

Commissioner Hanna asked about landscaping on the side of the building. Senior Planner Papelbon stated staff will make sure the landscape plans comply with Code.

Mayor Bukiewicz asked Assistant Fire Chief Havey if there were any concerns from the Fire Department. Mayor Bukiewicz stated there was nothing from Fire.

Alderman Loreck moved that the Plan Commission approves site, building, and related plans submitted by Ashley Pollex, Thrive Architects, for the properties at 321 & 401 W. Marquette with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all light sources are full cutoff fixtures, shielded and directed downward, and that the color temperature of the fixtures are limited to a maximum of 5,000 Kelvins.
3. That landscape plans are provided to the Department of Community Development for review and approval prior to the submission of building permit applications.
4. That plans are revised to include locations and screening for any new mechanical equipment, transformers, and utilities.
5. That all final revised plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

PLAN REVIEW
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
9650 S. 20TH ST
TAX KEY NO. 904-9000-001

Senior Planner Papelbon provided an overview of the site, building, and related plan review for RV parking spaces and a pet relief area on the property at 9650 S. 20th St. (see staff report for details).

Mandy Gauss, CESO 13060 S. US Hwy, Dewitt, Michigan, stated Love's purchased the property in 2010 and did the demolition before 2013. Ms. Gauss explained that the dog park area is about 200 feet long and 25 feet wide. The applicant is happy to do whatever is needed to meet the Code for landscaping.

Commissioner Hanna asked how the trailers will maneuver into the angled spots. Ms. Gauss said they ran the RV maneuverability through AutoTURN and the spots are designed to accommodate a standard larger RV or travel trailer. The idea is for customers to back into the spaces. The first three spaces are pull through spots. Ms. Gauss also stated there is room for everyone to park, give them some space to move around, and open any slide outs.

Commissioner Hanna asked the applicant how people on the road would know if the spaces were available. Ms. Gauss explained there is a website where customers would go online to reserve a space. Customers will then receive an email that opens the utilities for them to connect.

Commissioner Hanna asked if there will be signage added. Ms. Gauss stated everything will be done on the website. Ms. Gauss also said there will be a small registration sign that tells customers where to go online to register for the night.

Commissioner Hanna asked if the spaces will be screened from the street with landscaping. Ms. Gauss stated there is landscaping proposed around the perimeter.

Commissioner Kiepczynski noted green infrastructure will be required for the site and is shown on one of the plan sheets. Engineering is currently reviewing and working with the designer. Ms. Gauss confirmed they received the comments and will still need to address the Geotech and wetland delineation.

Alderman Loreck asked if the parking is limited to one night and inquired if there is any prevention of long-term parking. Ms. Gauss stated long-term parking would be pricey. There is a limit and

she said she does not believe they allow customers to stay more than three (3) nights or up to two (2) weeks. Most of the people using these spaces stay one (1) or two (2) nights.

Alderman Loreck asked Senior Planner Papelbon if the City can add any type of conditions and restrictions to prevent long term use. Senior Planner Papelbon said the City does have regulations regarding campsites. Senior Planner Papelbon stated if the proposed spots become campsites, the City could apply those regulations to the proposed spaces, but as far as enforcement, as long as the City is not getting complaints of people living there, that is really the maximum of what the City can do. Senior Planner Papelbon also stated unless there is something she is not recalling, the proposed spaces just cannot become a campground.

Alderman Guzikowski said he agrees the proposal is on the verge of being a campground and suggested limiting the length of stay to two (2) days.

Commissioner Siepert stated he is not in favor of the proposal because it could end up being a campground. The park will possibly end up filling up with people that want to stay for more than one (1) night. Commissioner Siepert continued by saying he thinks the location is not an ideal spot and he is not in favor of the proposal.

Commissioner Chandler asked to confirm that there will be no additional lighting added. Ms. Gauss stated that is correct, the lighting for the existing facility will be present. There will not be any picnic tables, fire pits, or other campground amenities and it is not intended to be a campground.

Commissioner Chandler asked if there is something to prevent the RVs from going all the way back into the dog park. Ms. Gauss stated there is a curb stop along the back.

Commissioner Chandler inquired how far the dog park is from the parking spaces. Ms. Gauss stated she does not have the exact dimensions, but looking at the drawing she thinks it is 15 to 20 feet.

Mayor Bukiewicz said he shares concerns about how long customers will remain on site, but he thinks Love's will be restricting it to three (3) days to two (2) weeks. Ms. Gauss stated Frank Ille from Love's would have been able to answer questions about Love's protocol better, but unfortunately, he could not be present.

Mayor Bukiewicz stated he would agree the proposal is not for a traditional campground and the dog park is only present to relieve those pets that are traveling. There is RV parking like this in other areas and people do not make a residence of it. Mayor Bukiewicz acknowledged that the City has experienced that in some areas along the interstate of late. The Love's proposed units are expensive and he does not see people setting up a year's stay in the proposed spots. If the parking spaces have to be somewhere, this is the appropriate place. Mayor Bukiewicz also said he thinks the City would be able to make sure the City's Ordinances take care of the long-term parking.

Senior Planner Papelbon stated if the Plan Commission wishes to put a maximum time limit, it would be a maximum time limit for a single RV to be parked on site, but she thinks it gets a little tricky.

Mayor Bukiewicz said he thinks Love's will police the time limits better than the City could. Ms. Gauss confirmed the store managers monitor the parking area closely because they do not want to have long-term parking either. The managers take pride in their store's cleanliness and safety.

Commissioner Chandler asked Senior Planner Papelbon if the Plan Commission had to add anything about the easements. Senior Planner Papelbon stated it is already part of the Code that the applicant has to get permission from the easement owner. Ms. Gauss said the applicant is working with the electrical company for the easements.

Commissioner Hanna questioned how the turning movements and crossings are going to be safe. Ms. Gauss explained the applicant is using the existing access drive; the drivers will pull forward and get out of the way so they will not block the cars that are coming in and out of the site.

Commissioner Hanna referenced the median on 20th Street and stated if a truck or RV is coming out, it may be blocking the traveling lane. Ms. Gauss stated that is an auto drive in that location; the truck drive is south of the building.

Commissioner Hanna clarified she meant, when vehicles are moving out waiting to turn left or right. Commissioner Hanna stated she does not see any median storage for vehicles waiting to turn so the vehicles would be hanging out. Ms. Gauss stated drivers would have to wait for traffic to clear to exit as there is not a storage space in the median. Most drivers will exit to the right to get back to the freeway.

Commissioner Hanna asked Commissioner Kiepczynski if Engineering has considered a temporary traffic signal to help with the movement. Commissioner Kiepczynski said Engineering is not aware of any known issues or incidents. There is an additional lane so there have not been any issues with backups, conflicts, or a history of crashes.

Commissioner Hanna asked what safety measures are being taken to make sure the customers in close proximity are safe. Ms. Gauss stated Love's does have in house safety for their sites, but this is similar spacing that would be seen at any RV park or any location for a campsite.

Commissioner Hanna asked if there were any cameras to monitor the area. Ms. Gauss said there are cameras on site, and although there is not anything slated for the proposed area it might be picked up from one of the other camera locations. Safety for RV parking like this is typically not an issue or a concern.

Mayor Bukiewicz asked Assistant Fire Chief Havey if there are any concerns from the Fire Department. *No answer was audible on the recording.*

Commissioner Siefert asked who is responsible for enforcing the time limit and asked how it would be maintained. Ms. Gauss said it is similar to a hotel, the customer would check in and check out, Love's is not going to allow people to campout without paying. The utilities would shut off at checkout time making the sites almost self-regulated.

Commissioner Siefert stated some RVs do not need any utilities. Ms. Gauss said the store manager would also go out and make sure overnight guests exit the premises.

Mayor Bukiewicz explained Love's is not going to let people indefinitely sit in money-making stalls. Love's could contact Oak Creek Police Department if they experienced any incidents.

Commissioner Siepert said he is concerned that once the RV parking fills up people will start moving into the parking lot. Mayor Bukiewicz stated there are no hookups in the parking lot. Commissioner Siepert reiterated his concerns of people parking outside of the proposed spots. Ms. Gauss said there are currently spaces to accommodate RVs for people to pull in, use the facilities, and leave, but they are not intended for overnight stays like the proposed spaces are.

Commissioner Siepert asked if others have looked at the north park and ride off of College Avenue. Discussion ensued. Mayor Bukiewicz said the County and the State are both looking for ways to fix the problem, but it is not easy because it is a public parking space unlike the current proposal. This is a business space so Love's can call in and have vehicles and their owners removed.

Commissioner Siepert reiterated that he is concerned about overflow parking. Mayor Bukiewicz said it is possible, but he said he thinks a responsible traveler is probably looking for the spots. Mayor Bukiewicz said he shares the concerns with what is going on at the park and rides but reiterated the difference with this proposal, is that it is on private property versus public.

Senior Planner Papelbon said she thinks the campground section of the Code would still speak to an issue with someone that was on the property and it could be documented that they were on the property longer than whatever the campground section of the Code states. The City could then say Love's, you as the property owner are in violation of the Code because this is the section that is now kicking in. You need to address this. Mayor Bukiewicz explained the Code is a living document and sometimes as society changes, so must ordinances and codes change based on need.

Alderman Loreck asked if a campground is an allowed use in the current zoning. Senior Planner Papelbon said she did not know if a campground is allowed in the B-4 District and would need to look it up, but if it turns into a situation where the campground section of the Code would then apply or come into play, the City could say campgrounds are either allowed or not allowed.

Commissioner Hanna expressed concern that if there is nothing in the Code to define the RV parking spaces, then other gas stations may request RV parking stalls. Senior Planner Papelbon said smaller gas stations would be hard pressed to accommodate these types of parking spaces. If another gas station or fueling center in the City wanted to incorporate something like the proposed spaces, they would need to appear before the Plan Commission.

Commissioner Hanna said it need not be a gas station, it could be any other facility, another developer, or something of that sort requesting RV parking. Senior Planner Papelbon stated she thinks there will still be a requirement in the Code for a proposal to come before the Plan Commission, explaining that the current proposal is located at a fueling facility and it is part of a truck stop. There are allowances for these kinds of things in truck centers.

Alderman Loreck asked if Love's allows over night truck parking. Ms. Gauss stated in the truck parking to the south there is overnight parking. Senior Planner Papelbon added that across the street it is the same situation.

Commissioner Hanna suggested adding another condition that would define exactly what is allowed. Senior Planner Papelbon said if there is a situation where people are staying too long and it triggers the campground section of the Code, the City can then apply the campground section of the Code to disallow long-term RV parking.

Commissioner Hanna stated there is nothing to stop other developers from creating the same type of parking. Senior Planner Papelbon explained that is not the case because in any situation where RV parking is done illegally the City would need to apply the Code. Senior Planner Papelbon continued by stating if the City knows about it, they will look into it. That does not mean that every place that allows truck parking allows overnight parking or allows for RV stations to be installed; it will still require review and approval by the Plan Commission at minimum.

Commissioner Hanna clarified that she is inquiring about proposals coming to the Plan Commission for approval. Senior Planner Papelbon stated every single proposal is based on the individual situation for the lot. Someone could come to the Plan Commission and they could rule RV parking cannot be accommodated in that particular situation. Every proposal is based on what is proposed for that property, not what is necessarily next door.

Commissioner Hanna said it is a gray area. Senior Planner Papelbon stated she does not necessarily think that everyone is going to be putting RV stations on their properties, but they would need to come before the Plan Commission regardless.

Mayor Bukiewicz reiterated that the proposal is on private property; if they start to break Code, then the City will apply the Code at the appropriate time.

Mayor Bukiewicz made comments that were not audible.

Alderman Guzikowski pointed out that the truckers are already staying. Senior Planner Papelbon stated there is nothing in the Code that would prohibit them from staying a week or more because this is a truck stop, it is built in the requirements for that type of use. Senior Planner Papelbon said she is not aware of anything in the approvals for this site or the site next door that limits anybody who is parking their vehicle on that property to a certain time frame.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by Frank Ille, Love's Travel Stops & Country Stores, Inc., for the addition of eight (8) RV parking stalls and a fenced pet relief area on the property at 9650 S. 20th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. Permits shall be obtained for any sign on the property.
3. That all new mechanical equipment, transformers, and utility boxes shall be screened from view.
4. That all revised plans (site, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of permit applications.

Alderman Guzikowski seconded. On roll call: Commissioner Siepert voted no, all others voted aye. Motion carried.

**PLAN REVIEW
CR DEVCO, LLC
2119 W. PUETZ RD
TAX KEY NO. 857-9014-000**

Senior Planner Papelbon provided an overview of the site, building, and related plans submitted by Heyday/CR DEVCO, LLC, for an accessory building on the property at 2119 W. Puetz Rd. (see staff report for details).

Commissioner Kiepczynski said Engineering will need to verify the grading plan, but it is a relatively flat site, so Engineering does not see any issues.

Alderman Loreck moved that the Plan Commission approves site, building, and related plans submitted by Heyday/CR Devco, LLC, for an accessory building on the property at 2119 W. Puetz Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That architectural accent wash lighting and well lighting, including wall-mounted lighting and ground-mounted lighting located within three feet of a building/structure, shall be integrated with the architectural character of the building/structure and shall use low-luminosity lamps, with 2,000 source lumens or less.
3. Existing landscaping in the area of the proposed accessory building shall be relocated onsite.
4. That all revised plans (site, building, lighting, landscaping, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

Senior Planner Papelbon announced that staff did not receive any applications, nor did any applications get carried over, therefore the March 12, 2024, Plan Commission meeting will be cancelled.

Alderman Loreck moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:48 PM.

ATTEST:



Kari Papelbon, Plan Commission Secretary

3-21-24

Date