

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 24, 2024**

Mayor Bukiewicz called the meeting to order at 6:00 PM. The following Commissioners were present at roll call: Commissioner Bautch, Commissioner Kiepczynski, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Alderman Loreck and Commissioner Hanna were excused. Also present: Director of Community Development Kristi Laine.

Minutes of the August 27, 2024, meeting

Commissioner Siefert moved to approve the minutes of the August 27, 2024, Plan Commission meeting. Alderman Guzikowski seconded. On roll call: Commissioner Chandler abstained; all others voted aye. Motion carried.

**SITE PLAN REVIEW
CHARLES BLECK, BLECK AND BLECK ARCHITECTS, LLC
7350 S. 10TH ST
TAX KEY NO. 764-9054-000**

Community Development Director Laine provided an overview of the site and related plans for construction of an addition and various site modifications to the property at 7350 S. 10th St. (see staff report for details).

Commissioner Chandler asked for the location of the old and new truck entrances. Charles Bleck, 200 E. Church St., Libertyville II, 60048, the applicant, explained the old truck entrance to the site was north of where the new truck entrance will be. He further explained the northern entrance will remain for employee parking while the new entrance will be for truck access only. Commissioner Chandler then asked if there would be pedestrian traffic to the south to which Mr. Bleck explained the pedestrian traffic in that area would be minimal to access a maintenance garage.

Mayor Bukiewicz asked where the garbage area will be located to which Mr. Bleck explained the garbage and recycling will be housed in the proposed compactor addition. Mayor Bukiewicz then asked how much of the rail track is being removed in the proposal. Mr. Bleck explained only the track in immediate area (68 feet) of the proposed silos will be removed at this time. Community Development Director Laine stated the fire department requests access for emergency vehicles not be narrowed or restricted, which the proposal does not reflect.

Commissioner Oldani moved that the Plan Commission approves site and related plans submitted by Charles Bleck, Bleck & Bleck Architects, LLC, on behalf of Furlani Foods, for construction of an addition and various site modifications to the property at 7350 S. 10th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. 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.

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

**SITE PLAN REVIEW
MICHAEL PEINE, MP ARCHITECTS
9011 S. HOWELL AVE.
TAX KEY NO. 859-9036-000**

Community Development Director Laine provided an overview of the site and related plans for exterior modifications to the property at 9011 S. Howell Ave. (see staff report for details).

Commissioner Chandler asked if there is a glazing requirement for the additional glass that is proposed to which Mayor Bukiewicz clarified that requirement is only for Drexel Town Square. Commissioner Bautch recommended that the dumpster area be improved to match the proposed façade of the building to which the commissioners agreed.

Commissioner Oldani moved that the Plan Commission approves site and related plans submitted by Michael Peine, MP Architects, on behalf of Lotus Restaurant, for exterior modifications on the property at 9011 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That signs are not included in this approval and will need to obtain the proper permitting prior to installation.
3. That revised plans indicate that the existing refuse enclosure be reconstructed with either board-on-board material or a material to match the north building façade, with either a maze wall or personnel door.
4. 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.

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

**SITE PLAN REVIEW
ROBLES, OPAL FUELS
6800 S. 6TH ST.
TAX KEY NO. 734-9998-001**

Community Development Director Laine provided an overview of the site plans for construction of a fueling station at the property located at 6800 S. 6th St. (see staff report for details).

A representative for Opal Fuels, 14317 Woodland Dr., Fontana CA, 92337, stated the traffic on site will not change and the site is used 24 hours a day.

Commissioner Siefert moved that the Plan Commission approves site plans for submitted by Joanna Robles, OPAL Fuels, on behalf of United Parcel Service (UPS), for a fueling station on the property at 6800 S. 6th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. Confirmation that the equipment compound is located outside of the floodplain; or, if located in the floodplain, that all verifications and/or permits from the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers are submitted to

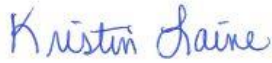
the Engineering Department and the Department of Community Development prior to the submission of permit applications.

3. That copies of all WI DNR approvals related to the proposed floodplain modifications are provided to the City prior to submission of permit applications (if applicable).
4. 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.

Alderman Guzikowski moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:41 PM.

ATTEST:



Kristi Laine, Plan Commission Secretary

10-3-24

Date