

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, FEBRUARY 8, 2011

Mayor Bolender called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Cassista, Commissioner Bukiewicz, Mayor Bolender, Commissioner Michalski, Commissioner Nowak and Commissioner Chandler. Commissioners Dickmann and Correll were excused. Also present Jeff Fortin Planner, Peter Wagner Zoning Administrator, and Assistant Fire Chief Tom Rosandich.

Commissioner Michalski moved to approve the minutes of the January 11, 2011 Plan Commission meeting. Commissioner Nowak seconds. Roll call, all voted aye. The minutes were approved as submitted.

Conditional Use Amendment – Hanna Trailer
7575 S. Howell Avenue
Tax Key No.: 782-9034

Mr. Fortin explained to the Commission at the January 11, 2011 meeting the Plan Commission held a request by Hanna Trailer to allow them to construct a 60'x140' area north of their building to display trailers year-round. They would also like to eliminate the limit of six total trailers being displayed, thus allowing them to display as many trailers as would fit on this paved area. The Plan Commission wanted the size of the pad reduced and instructed the applicant to come back with a smaller pad that was setback behind the front of the building.

The applicant is now requesting a smaller (100'x60') pad and will be installing some landscaping and a short decorative masonry wall along the front. The landscaping will mimic the shrubs and ornamental grass found in front of the building.

Staff still feels that this is setting a bad precedent and is concerned that many other businesses will be coming to the Plan Commission and Common Council with similar proposals for unlimited, permanent outdoor display of materials, vehicles, equipment and trailers, not only along Howell Avenue but throughout the City.

Planning staff also recommends that the request to retain the display of trailers on the sidewalk in front of the business would not be necessary if the Council were to authorize the permanent display area.

Commissioner Bukiewicz questioned if what was now being proposed would be enough to get them the product line they desire. Mr. Paul Downs, 7575 S. Howell Avenue explained after meeting with staff and the Mayor he now understands what the City was looking for and they are fine with what is being requested with the wall and the landscaping. They would like to wrap the landscaping all together with the existing landscaping.

Commissioner Bukiewicz questioned if the Commission was okay with allowing the two utility trailers sit on the sidewalk. Mr. Downs stated the reason they would like to continue to put the utility trailers on the sidewalk was to keep the utility trailer sales and he felt it accented the building. Mr. Downs also expressed concern for having to come back every year for continued approvals. He would like to have recreational vehicles redefined. Mr. Fortin explained if they would submit a letter explaining what was going to be displayed on the concrete pad that would ensure staff was aware of what should be displayed. He also explained the conditional use runs with the land and that is the reason for the tight focus on the parcel. They don't want to see a used car lot or something similar in the future. Mr. Downs would like it to include the term "motorized" so they would have the option to display motorized recreational vehicles in the future.

Commissioner Johnston pointed out the additional pad would not require additional stormwater. If they would want to put an addition on the building in the future they would have to update the stormwater plan at that time. Additionally this is a big precedent for the City to be setting and thinks this should be a separate site. This seems like an extension of a parking lot with it pushed up against the road and the driveway. He could agree to the staff recommended site plan.

Commissioner Cassista questioned the requirement of providing a letter. Mr. Fortin explained it would go to public hearing in front of the Common Council. Prior to it going to Common Council he would like a letter with a general list of the inventory they would anticipate them to display. Commissioner Cassista questioned what was planned for the fencing. Mr. Downs explained the Mayor suggested a decorative concrete wall.

Commissioner Michalski questioned if they intended to have up to four mobile homes on the 60'x100' slab. Mr. Downs stated that was the plan at some point in time. They would be able to fit more than four on the pad. They would not be doing that in 2011 and it may never happen. They are selling towable travel trailers and the continuation of the utility trailers. Commissioner Michalski questioned if there was any way they could move the pad further to the back. Mr. Downs stated there was not because they were limited by the road. They would still have inventory in the back and the two small utility trailers on the sidewalk. Commissioner Michalski expressed concern for having items on the sidewalk and setting a precedent going forward.

Commissioner Nowak questioned if you would be able to see the smaller utility trailers behind the landscaping wall. Mr. Downs stated you would not be able to see them.

Commissioner Chandler questioned the maximum number of trailers they would be able to display with the size of the pad. Mr. Downs explained it would depend on the size of the trailer to be displayed and the season. The plan is to have product on display by May. They would only be displaying product and the inventory would be housed where it currently is located.

Mayor Bolender suggested they remove the trailers from the sidewalk and display them

on the concrete pad.

Commissioner Michalski moved that the Plan Commission recommend to the Common Council that the proposed amendment to the Conditional Use Permit to allow for the permanent outdoor display of trailers and recreational vehicles with the agreement that no trailers be placed on the sidewalk in front of the building and a list be provided of what trailers and recreational vehicles will be displayed be approved after a public hearing.

Commissioner Bukiewicz suggested changing the wording to read “*trailers and recreational motorized vehicles*”. Commissioner Michalski concurs.

Commissioner Cassista seconds.

Commissioner Johnston asked for clarification on the display pad location. Alderman Michalski stated the proposed pad submitted by Hanna Trailers.

Roll call, Johnston; nay, Cassista; aye, Bukiewicz; aye, Bolender; aye, Michalski; aye, Nowak; aye, and Chandler; aye. The motion to approve carries.

Certified Survey Map – Brad Schmidt

7981 S. 20th Street

Tax Key No.: 810-9999-001

This item was withdrawn by the applicant prior to the meeting.

Delphi & Civic Center Redevelopment Concept Plans Recommendation to Common Council

Mr. Fortin explained to the Commission at the January 25 2011 meeting each of the three finalists gave a longer presentation and answered questions from the Plan Commission. The Plan Commission ultimately decided they would like some additional time to think about the proposals. At this time the Plan Commission should discuss the finalists and make a recommendation to the Council as to which firm should be hired.

Mr. Mark Verhalen, 1200 E. Ryan Road, expressed concern for the School District being included in the plan without input from the school. He would like the school portion dropped from the plan because there will not be enough involvement of the School District in the process. He also commented in order to move anything forward on the site the zoning would need to be changed. Mr. Fortin explained while the School District isn't involved in hiring a firm they would be very involved in the process. Once the process starts they would be involved throughout the process.

Mayor Bolender directed the Commissioners to write down their first choice for consultants and he would tally them up and then they could discuss and make a motion.

Commissioner Michalski moved that the Plan Commission recommend to the Common Council that Graef be awarded the contract for the Delphi & Civic Center Redevelopment Concept Plans.

Commissioner Nowak seconds. Roll call, all voted aye. The motion to award the contract to Graef carries.

Commissioner Cassista moved to adjourn. Commissioner Nowak seconds. Roll call, all voted aye. The meeting was adjourned at 7:48 p.m.