

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, FEBRUARY 22, 2011

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

Commissioner Dickmann moved to approve the minutes of the January 25, 2011 regular Plan Commission meeting. Commissioner Bukiewicz seconds. Roll call, all voted aye with the exception of Commissioner Cassista who abstained. The minutes were approved as submitted.

Significant Common Council Actions

There were no comments or concerns from the Commission.

Plan Review – Love’s Travel Shop Tire Repair Facility

9650 S. 20th Street

Tax Key No.: 904-9006

Mr. Fortin explained to the Commission Love’s Travel Plaza was requesting approval of a 1,200 square foot storage building and area for their tire repair and roadside assistance business. The building would be located in the existing truck parking lot. The building and wind break walls will be constructed of split face block, which will match what is on the existing building. The building and wind breaks will all be under a standing seam metal roof. The building will be set back behind the diesel pumps. There is some berming and landscaping, making it very well screened from S. 20th Street.

Commissioner Bukiewicz questioned if they were meeting all brick and masonry requirements. Mr. Fortin explained the building was all cement block and would match the existing building.

Commissioner Chandler questioned the process for the tire repair facility. Mr. Frank Illey, Love’s Travel Center, explained 85% of their business would be roadside service out on the interstate repairing or replacing a tire. This is a service they began about two years ago.

Commissioner Michalski questioned the amount of signs and if they would all be necessary. Mr. Illey explained it was a branding issue and they have partnered with Michelin and would like signs on as many sides of the building as allowable. This was their preference but they would try to be flexible. Mr. Fortin commented if they wanted

to have all of the signs they would need to return to the Plan Commission for a sign variance as signs are not part of this approval.

Commissioner Chandler questioned if the signs were not approved how would that affect the business. Mr. Illey stated if the site plan was approved at this time they would accommodate the Commission however they needed to make the signs work.

Commissioner Dickmann questioned if the Denny's signs were included in this proposal. Mr. Fortin explained they replaced existing signs but count towards the total number of signs on-site.

Commissioner Chandler questioned how many tires would be stored and how long would they be on site. Mr. Illey stated the tires would be stored in an enclosed fenced in area until they sell. They will dispose of tires that are being replaced in the manner the State requires. The inventory will be in the fenced area.

Mr. Arden Degner, 8540 S. Pennsylvania Avenue questioned if this was similar to sites in other states. Mr. Illey confirmed it would be just like tire shops in other states. They would only be handling tires. Mr. Degner would like to see heating and air conditioning in the building for the workers. Mr. Illey stated it would have the proper HVAC system installed.

Commissioner Nowak moved that the Plan Commission approves the site and building plans for the tire and repair and roadside assistance facility at Love's Travel Stop, located at 9650 S. 20th Street, subject to the following conditions:

1. That all building and fire codes are met.
2. That the lighting plan is approved by the Electrical inspector prior to the issuance of building permits.
3. That the final site utility plans are approved by the Water and Sewer Utility prior to the issuance of occupancy permits.
4. That signs are not part of this approval.
5. That any tires or other repair equipment is stored in the building or within the approved fenced area. No materials or equipment shall be stored outside.

Commissioner Michalski seconds. Roll call, all voted aye. The motion to approve carries.

**Conditional Use Permit Amendment – Camp Bow Wow
6925 S. 6th Street
Tax Key No.: 735-9045**

Mr. Fortin explained to the Plan Commission the applicants were requesting an amendment to the existing conditional use permit for Black Diamond Group that would allow them to lease space at the east end of the building to allow for the operation of a facility that provides both dog day care and overnight boarding.

Commissioner Dickmann questioned the weekend plan. Ms. Kelly Larson explained it was a split shift on the weekends. They would come in and exercise the dogs in the morning for a few hours and then again in the evening.

Commissioner Johnston questioned how many dogs would they be having per day. Ms. Larson stated they were allowing for a maximum occupancy of 95 dogs. Commissioner Johnston commented the outside play area looked small for 95 potential dogs. Ms. Larson explained it would meet the size requirements for the franchise of the minimum 1200 square feet. They primarily play inside and just go outdoors for relief. Mr. Fortin commented they will have to meet all of the City's kennel restrictions and get a kennel license through the clerk's office.

Commissioner Cassista questioned if the dogs would be staggered in the outside play area and also the ratio of employees to dogs. Ms. Larson confirmed they would be staggered and there was one employee per 15 dogs.

Commissioner Correll moved that the Plan Commission recommends that the Common Council amends the existing conditional use permit for Black Diamond to allow for animal boarding facilities, after a public hearing subject to these conditions and restrictions.

Commissioner Bukiewicz seconds. Roll call, all voted aye. The motion to approve carries.

**Plan Review – Cedar Hills Elementary Classroom Addition
2225 W. Sycamore Avenue
Tax Key No.: 715-0111**

Mr. Fortin explained to the Commission the Oak Creek-Franklin Joint School District was requesting approval of a 2-story addition to the existing school building at 2225 W. Sycamore Avenue. The addition will be onto the southeast corner of the building and will feature two new classrooms for art and music as well as a new stairwell and an elevator, which the school currently lacks. The architecture will be similar to what is existing, using different color bricks to mimic the colors on the school.

Two storage sheds that were in this location will be relocated to the southwest wall of the school.

Commissioner Chandler questioned the total number of classrooms that were being added. The representative from Eppstein Uhening explained they were adding two classrooms, a music and an art room and an elevator.

Commissioner Dickmann commented he was glad to see the elevator being added stated this would be a worth while addition.

Commissioner Bukiewicz questioned what was currently located on the southeast corner. The representative from Eppstein Uhening explained there was some storage sheds located on that corner that would be relocated on the site. They would not be disturbing the easement. Ms. Sarah Burmeister, Oak Creek-Franklin Schools explained the music and art rooms were being moved and the current rooms would become classrooms to help with overcrowding.

Commissioner Dickmann moved that the Plan Commission approve the site and building plans for an addition to Cedar Hills Elementary School, located at 2225 W. Sycamore Avenue, subject to the following conditions:

1. That all building fire codes are met.
2. That the lighting plan is approved by the Electrical inspector prior to the issuance of building permits.
3. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.
4. That the final site utility plans are approved by the Water and Sewer Utility prior to the issuance of occupancy permits.

Commissioner Bukiewicz seconds. Roll call, all voted aye. The motion to approve carries.

Commissioner Cassista moved to adjourn. Commissioner Correll seconds. Roll call, all voted aye. The meeting was adjourned at 7:27 pm.