

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 8, 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 Peter Wagner Zoning Administrator, and Assistant Fire Chief Tom Rosandich.

Commissioner Cassista moved to approve the minutes of the February 8, 2011 regular Plan Commission meeting. Commissioner Bukiewicz seconds. Roll call, all voted aye with the exception of Commission Correll who abstained. The minutes were approved as submitted.

Significant Common Council Actions

There were no comments or concerns from the Commission.

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This item was withdrawn by the applicant prior to the meeting.

Conditional Use Permit Amendment – Riteway Bus Service

6970 S. 6th Street

Tax Key No.: 734-9020

Mr. Wagner explained to the Commission Riteway Bus Service, Inc. was requesting that a conditional use permit be issued to allow for the outdoor storage of airport shuttles and motor coach busses at 6970 S. 6th Street. Riteway Bus recently purchased the Go Airport shuttle bus business and would like to move that business from Milwaukee into Oak Creek. The existing building would allow them to store 34 of these vehicles indoors with the remainder of the vehicles being stored outdoors. Initially there would be 20 parking stalls for vans and 10 motor coaches outside.

Riteway would also be installing additional employee parking in front of the building as they anticipate around 100 employees at the site. Also, they are proposing to install two (2) 1,900 gallon propane tanks on the property, east of the building. Since the tanks have less than 5,000 gallons, a conditional use permit will not be needed for these tanks, however they will need to meet all fire and building codes.

Commissioner Chandler questioned what would be stored on the site and where. Ms. Heather Turner-Loth, MSI General, explained they have approximately 36 small vans

that would be parked inside and outside of the building, also about 20 sedans and limousines that are at the S. 10th Street address would be moving over to this site. They also have 3 motor coaches that will be brought over.

Commissioner Chandler questioned the use of the propane tanks. Ms. Bast stated they were for the vans which used propane.

Commissioner Bukiewicz questioned if they intended to fence the site. Ms. Bast stated they would look at that at some point in the future when they expand but not at this time. Commissioner Bukiewicz suggested some security lighting at this time. Ms. Turner Loth added that they propane tanks would be fenced at this time.

Commissioner Michalski questioned if the area that the vehicles would be stored on outside was a paved surface. Ms. Turner Loth explained it would be asphalt where the previously proposed building addition was going to go. They have indicated future motor coach parking in the back.

Commissioner Chandler questioned if this business did not go through and they approved this request then what would happen to the conditional use. Mr. Wagner explained the conditional use goes with the property once it is approved by the Common Council.

Commissioner Johnston commented the pond on site was built to accommodate the future build out of the lot. Not having what the future plan is for the parking lot they need to watch how large the parking lot gets so it is not larger than the original footprint of the building and parking lot.

Commissioner Cassista clarified the intention was to approve everything at this time. Mr. Wagner stated that was correct. They would need to have a public hearing and get final approval from Council but they would not need to return to the Plan Commission.

Assistant Fire Chief Tom Rosandich commented they would need to work with the County to expand the lighting at the intersection.

Commissioner Bukiewicz moved that the Plan Commission recommend to the Common Council that the conditional use for the outdoor storage of vehicles at 6970 S. 6th Street be approved after a public hearing and subject to the attached conditions and restrictions.

Commissioner Michalski 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 7:12 pm.