

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 24, 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 and Mayor Bolender. Commissioners Michalski, Correll, Nowak and Chandler were excused. Also present were Jeff Fortin Planner.

Significant Common Council Actions

There were no comments or concerns from the Commission.

Commissioner Cassista moved to approve the minutes of the April 12, 2011 and the April 26, 2011 regular Plan Commission meetings. Commissioner Johnston seconds. Roll call, all voted aye. The minutes were approved as submitted.

**Certified Survey Map – Mike and Pamela Mehta
7001 S. Howell Avenue
Tax Key No.: 734-9023**

Mr. Fortin explained to the Commission the applicant was requesting approval of a certified survey map that would divide the property into two parcels. Lot 1 would be 4.03 acres and would contain the building under construction and a future building on the west end of the property. Lot 2 would be vacant. Lots in the B-4, Highway Business Zoning District must be a minimum of 150 feet in width and have a minimum of 150 feet in width and have a minimum lot area of 30,000 square feet. Each of these lots exceeds these minimum requirements.

There is an officially mapped cul-de-sac that runs through Lot 2 of this CSM. The road cannot be installed in its current configuration due to wetlands and floodplain and it is unlikely this road will ever be installed in this location. However the CSM should have a note that indicates that these parcels are affected by an officially mapped street. This can be done as a technical correction. There are also some minor technical corrections that need to be made prior to recording.

Commissioner Johnston questioned if the property was affected by an officially mapped street. Mr. Fortin explained there was an existing cul-de-sac and they were requiring a note that states the lot is affected by an officially map street. The officially mapped street went to Council and was not removed at the time but it would be impossible to install the street where it is shown on the map. They are being required to make a notation that Lot 2 would be impacted by an officially mapped street.

Commissioner Johnston questioned if the applicant had an agreement with parcel 1 of CSM 6430 for the access easement. Mr. Mark Wertz stated there was not one in place at this time but Mr. Mehta was looking into with the owner.

Commissioner Dickmann moved that the Plan Commission recommend to the Common Council that the certified survey map submitted by Mike and Pamela Mehta for the property at 200 W. Rawson Avenue be approved, subject to all technical corrections being made.

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

Temporary Use – LaLonde Contractors
325 E. College Avenue
Tax Key No.: 719-9007

Mr. Fortin explained to the Commission the applicant was requesting a temporary use permit that would allow them to stockpile and crush concrete and asphalt which will be reused on the College Avenue reconstruction project. Operations on the site will be conducted between 7:00 AM and 8:00 PM. There are no residences near this property and the materials are for College Avenue so trucking and site operations will have minimal impact on Oak Creek residents and businesses.

LaLonde is currently operating a similar operation on the Bliffert Lumber property located at 6826 S. 13th Street. The Plan Commission approved crushing and stockpiling on that property until September 11, 2011. The City has received no complaints to date about those operations.

Commissioner Johnston questioned if the material would only be coming from the College Avenue project and not other DOT jobs. Mr. Jameson Owen stated currently it is planned on just the E. College Avenue project. They have been working with Syner g Development for the possibility of using the site into the future.

Commissioner Bukiewicz questioned if there was any maintenance in place or plans for cleaning the entrance onto College Avenue. Mr. Owen explained the truck traffic will be maintained within the closed area of College Avenue and there are street sweepers and water trucks on the project and they have the means to keep the street clean if needed. Commissioner Johnston added that College Avenue was closed from Howell to Pennsylvania Avenue.

Commissioner Cassista moved that the Plan Commission approves the temporary use allowing LaLonde Contractors to stockpile and crush concrete and pavement at 325 E. College Avenue from May 24, 2011 through June 1, 2012.

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

Zoning Text Amendment – Section 17.0501(b)(4), 17.0501(b)(6)(a) & 17.0501(b)(6)(b): Accessory Structure Setback & Size

Mayor Bolender explained they have had many discussions with the Board of Review and other people in regards to the garages being limited to 720 square feet. With residents having motorcycles, snowmobile, water craft, trailers and additional items there are many requests for larger garages. It has been discussed at length with the Board of Review and half acre and under it would be 1,000 square feet instead of 720 square feet and over an acre it would jump right up to 1,200 square feet. Setbacks would be 10 feet.

Commissioner Dickmann moved that the Plan Commission recommend to the Common Council that the Accessory Structure Ordinance be amended as proposed.

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

Commissioner Cassista moved to adjourn. Commissioner Bukiewicz seconds. Roll call, all voted aye. The meeting was adjourned at 7:13 PM.