

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 11, 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 Carrillo, Commissioner Bukiewicz, Mayor Bolender, Commissioner Michalski, Commissioner Nowak and Commissioner Chandler. Commissioner Correll was excused. Also present were Jeff Fortin Planner and Lieutenant Steve Jendusa.

Commissioner Bukiewicz moved to approve the minutes of the September 27, 2011 regular Plan Commission meeting. Commissioner Nowak seconds. Roll call, all voted aye. The minutes were approved as submitted.

Significant Common Council Actions

There were no additional comments or concerns from the Commission.

Plan Review – A-1 Office, LLC
7373 S 6th Street
Tax Key No.: 764-9031

Mr. Fortin explained to the Commission the applicant was returning from the September 13, 2011 meeting where the Plan Commission held the item since the applicant wanted to make changes to the submitted plans at the meeting without submitting a revised set of plans. Staff has since met with the applicant and they have submitted their revised plans.

The addition will be onto the west side of the building and will be finished with metal wall panels. The existing building is metal with some fake stone panels. The metal panel will be brownstone color to match the majority of the existing metal on the building. The applicant plans on utilizing new panels for the entire north elevation to make the addition look seamless.

Staff has some concerns for the gravel parking area. While some areas are paved or covered with asphalt, the majority of the parking area is still gravel surface. Staff would like to see any portions that will be used for parking and drive aisles paved.

Commissioner Dickmann questioned if they were being allowed until October 2013 to turn in a plan for paving or when it would need to be finished. Mr. Fortin explained it would be need to be finished by October 11, 2013. Commissioner Dickmann also questioned if the applicant was agreeable to having all outdoor temporary storage contained within the fenced in area. Mr. Ted Meredith agreed to the condition.

Commissioner Johnston questioned if the fence was staying and if the garbage would be back behind the fence. Mr. Meredith confirmed that was the case.

Commissioner Dickmann moved that the Plan Commission approve the site and building changes for the building addition at 7373 S. 6th Street, subject to the following conditions:

1. All building and fire codes being met.
2. The applicant submits a paving plan for the parking area, subject to review and approval by the Community Development and Engineering Departments and that the pavement is installed by October 11, 2013.
3. That any temporary outdoor storage of equipment is contained within the fenced in area behind the building and that any outdoor storage of equipment is limited to vehicles used in the operation of the business and equipment which is temporarily stored (one (1) week) while awaiting repair or disposition.

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

Conditional Use Permit – Sheehy Enterprises
7155 S. 1st Street
Tax Key No.: 765-9036

Mr. Fortin explained to the Commission on June 16, 2009 the Common Council approved a conditional use permit for Sheehy Enterprises to operate a trans-shipment depot with the outdoor parking of a maximum of eight semi-trailers at 7155 S. 1st Street. The plan also entailed the construction of a small 10,000 square foot building. Construction never commenced on the building and the conditional use permit expired on June 16, 2011. The applicant is returning to the Commission to request a re-approval of the conditional use permit. The operations will be the same as in 2009. All outdoor parking will be behind the building to screen it from S. 1st Street. It should be noted that the building size has been significantly reduced. The building would only be 3,840 square feet in area with room for a 1,440 square foot addition.

Although the proposed use hasn't changed since 2009, the proposed development plan is substantially different in several respects. Although the proposal remains for parking a maximum of 8 trailers outdoors, the initial proposal illustrated six parking spaces at the northwest corner of the lot, which would have been screened by a 10,000 square foot building. It also included two trailer spaces adjacent to the truck docks. The building was also configured in such a manner that it provided additional screening from South 1st Street; screening which, under the new plan, is eliminated and replaced by a second driveway. In order to make up for the loss of screening that the building would have provided, the applicant is proposing additional landscaping along the north and south property lines.

Mayor Bolender questioned if the building was expandable. Mr. Richard Wagner, JSD Professional Services, confirmed it was expandable with the possibility of approximately 1,000 square feet.

Commissioner Dickmann questioned if the conditions and restrictions were the same as presented two years earlier. Mr. Fortin stated they were the same as approved two years earlier.

Mr. Wagner questioned if there was a possibility of during construction of the building they would be allowed to park trailers in the rear until the building is finished. Mr. Fortin explained they would not get occupancy until it was done but they could get a conditional occupancy that would be tied to a letter of credit for landscaping and paving and other items that were not complete.

Commissioner Nowak moved that the Plan Commission recommends to the Common Council that the conditional use amendment allowing for a trans-shipment facility with the outdoor parking of no more than eight (8) semi-trailers be approved after a public hearing and subject to the attached conditions and restrictions.

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

Site Plan Review – Sheehy Enterprises
7155 S 1st Street
Tax Key No.: 765-9036

Mr. Fortin explained to the Commission the applicant was requesting approval of site, building, and landscaping plans for a new 3,840 square foot building (with room for a 1,440 square foot addition) and truck parking lot for Sheehy Enterprises.

The site plan has designated 8 spots for semi-truck parking at the rear of the property. There will also be space for parking inside of the building. While the building will not provide adequate screening due to its small size, the applicant is proposing some landscaping along the north and south property lines to help hide the trucks from the public view. The landscaping will be a mix of evergreen and deciduous trees to provide year round screening.

The building will be finished with two different styles of architectural precast panels, gray metal accents, and a corner office element with windows and an aluminum sunshade. The rear elevation will be constructed of metal panels, which is okay since it not part of the visible perimeter. There are no signs proposed at this time aside form the street number which will be displayed on the building.

Commissioner Michalski moved that the Plan Commission approves the site, building, and landscaping plans for Sheehy Enterprises, subject to the following conditions:

1. All building and fire codes are met.
2. That the final site grading, drainage, and stormwater management plans are reviewed and approved by the Engineering Department prior to the issuance of building permits.

3. That the final site utility plans are approved by the Water & Sewer Utility prior to the issuance of building permits.
4. The final landscaping plan shall be approved by the City Forester and Department of Community Development prior to the issuance of building permits.
5. That the final site lighting plan is approved by the Electrical Inspector prior to the issuance of building permits.
6. That this approval is conditioned on the Common Council approving the conditional use permit for a trans-shipment depot with the outdoor parking of eight (8) semi trucks/trailers.

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

Plan Review – Oak Creek Little League
7800 S. 6th Street
Tax Key No.: 782-9045

Mr. Fortin explained to the Commission the applicant was requesting approval of two (2) scoring towers that would be placed on the east and west driveways between the baseball diamonds. Each tower would serve two diamonds. Both of the proposed locations are problematic.

The towers will each be 8" x 16' and will be constructed of CMU split face block on the bottom and siding on the top portion. Access to the towers will be by a staircase outside of the building. The applicant also presented an alternative plan for the tower proposed in the floodfringe.

He reminded the Plan Commission that at the August 14, 2007 Plan Commission meeting, the Oak Creek Little League came before the Plan Commission for approval of a 15,000 square foot parking lot addition. At that meeting the Plan Commission approved the addition but placed a condition that the Little League submits a phased paving plan that would result in the entire parking lot being built in 1/3 segments every three years for a period of nine years since the City's zoning ordinance Section 17.0403 (f)(1) requires all off-street parking lots to be surfaced with an asphaltic concrete or Portland cement.

Mayor Bolender questioned what material was currently on the parking lot. Mr. Mark Riha stated it was crushed recycled asphalt at this time. Mayor Bolender stated that would not be considered paved because that stuff turns out like cement after a while. Mr. Fortin explained the Plan Commission stated it had to be paved. Mr. Riha explained he was not aware of the parking lot issue when he took over the job. They are trying to raise money to improve the park.

Mayor Bolender questioned what they would need to do to get approval for the recycled asphalt. Mr. Fortin explained they could return to the Plan Commission with new

request for the parking lot asking to use the recycled asphalt. The Plan Commission, with a ¾ majority, could change the recommendation. We have never received a request from the Little League asking for the approval to be changed. Mr. Riha explained the problem they are having is raising the funds to put in the parking lot.

Commissioner Michalski stated they were doing a good job with the little league. He questioned if there were gravel parking lots at any of the neighborhood parks in the community. He was not aware of any City parks that were not paved. Mr. Riha explained he was not opposed to the paving but there was never board approval for the parking lot and he is trying to do the best he can with what he has to work with. Commissioner Michalski was willing to work with the league but expressed concern there were things promised and they were given ten years to complete the paving. That is a longer time then they would have given to any other property owner. He would like to try and find a way to get this done.

Commissioner Michalski questioned if there were concerns from the Fire Department not having a level parking lot. Mr. Riha stated they grade the lot every spring before the season begins.

Mayor Bolender stated he used traffic bond on the farm and they would get holes in the driveway every spring but once they started using the recycled asphalt on the drive in was hard as concrete.

Commissioner Johnston stated the recycled asphalt was not pavement and they would not allow that product for any public parking area. It does set up hard but it is not pavement. He would like to see pavement installed, it will help with the parking issues they have had on the site. The reason they have had to expand the parking lot was because of parking issues. If people don't have lines they park all over the place. It would give them more room in the parking area and that is part of the benefit of having it paved.

Commissioner Dickmann believes there are benefits to having it paved but he doesn't see how they could accomplish it from a cost standpoint. Commissioner Dickmann questioned if they have looked at moving the one tower out of the flood area to reduce costs on that structure. Mr. Riha stated they have looked at other locations but the reason they chose the two locations was so they had prime site lines to two diamonds for each tower to keep from having to build four towers. They can move one away from the sewer line but the second tower is a problem because they would not have site lines if they moved it or they would have to build two. He questioned if they put it on four pylons, and match the block on the other structure, and instead of making it an enclosed building on the bottom for storage make it more of a pedestal if it would meet the requirement on not infringing on a flood zone. Mr. Fortin explained they would still have to meet the standards and provide calculations on the impact.

Commissioner Carrillo questioned if the towers would generate more money or make them more successful. Mr. Riha felt they would because they would mount portable score boards on the towers and it would be a benefit for tournaments

Commissioner Johnston questioned if a new schedule would be issued for the parking lot. Mr. Fortin explained there is a condition on the approval at this time but it would be up to the Commission if they want to drop the condition or change it to require them to return to the Plan Commission at a later meeting to discuss the parking lot.

Mayor Bolender stated he would like to see them bring it before the Council. Mr. Fortin explained it is typically approved by the Plan Commission. Mr. Riha stated he want to work on this parking lot issue. They did not want problems for the families with the ruts. He would like to see what they can do to try to move forward with the current proposal while they have good weather.

Commissioner Nowak questioned if the paving would hold them up from building the towers. Mr. Fortin explained it was recommended that no building permits be issued until first 1/3 of the parking lot is paved. The Plan Commission can take the condition and amend it or eliminate it or even have something in the motion that states that they need to address what they are going to do with the parking lot. It can be structured in such a way that it will not hold up the building of the towers.

Commissioner Bukiewicz questioned if UPS still was using the parking lot for trucks in the winter. Mr. Riha stated they were still using the parking lot and they were receiving revenue from that parking of the trucks. Commissioner Bukiewicz stated if the parking lot was asphalt the trucks would rip up the asphalt. Mr. Riha stated they would need to do more base work and put a thicker layer of asphalt down if they were to continue to allow the trucks to park after they did the paving.

Commissioner Bukiewicz questioned if any of the neighbors in the industrial park have complained about the condition of the parking lot. Mr. Riha stated they have had no complaints. Commissioner Bukiewicz did not see a problem with letting it go at this time but he would like them to come back and work with planning and come up with a plan in the near future.

Commissioner Michalski explained he was not trying to compare it to a business but he did not want to set a precedent. There are other nonprofits within the City of Oak Creek that all have a paved driveway and parking area. He would like to see a level playing field for every nonprofit in the area.

Mayor Bolender stated he did not want the completion of the parking lot to hold up the building of the towers. Mr. Fortin suggested adding a condition that they work with staff and return to the Plan Commission with a new plan for the parking lot and not tie it to the building permits.

Commissioner Bukiewicz moved that the Plan Commission approve the site and building plans for the scoring towers for the Oak Creek Little League, subject to the following conditions:

1. That all building and fire codes are met.
2. That the final location of the west tower is located a minimum of 15 feet from any underground utilities and that a paved clearance area of 15 feet is maintained for fire, police, emergency, and maintenance vehicles to access the site.
3. That the applicant meets all standards for development within the floodfringe district as required under Section 17.0323 of the City's Zoning Ordinance.
4. That the applicant returns to the Plan Commission and work with staff on a plan for surfacing the parking lot.

Commissioner Nowak seconds.

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

Commissioner Carrillo moves to adjourn. Commissioner Nowak seconds. Roll call, all voted aye. The meeting was adjourned at 7:50 p.m.