

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 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 Carrillo, Commissioner Bukiewicz, Mayor Bolender, Commissioner Michalski, Commissioner Correll, Commissioner Nowak and Commissioner Chandler. Also present were Jeff Fortin Planner, Peter Wagner Zoning Administrator and Lieutenant Steve Jendusa.

Commissioner Michalski moved to approve the minutes of the October 25, 2011 regular Plan Commission meeting. Commissioner Bukiewicz 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 – Karl’s Event Rental 950 W. Rawson Avenue Tax Key No.: 735-9002

Mr. Fortin explained to the Commission Karl’s Event Rental was requesting that the Plan Commission approve site and building plans to allow them to erect up to 5 tent structures at the southeast corner of their property to store rental products for an indefinite period of time. The applicant indicated these tents would only be used for equipment storage and would not be “working” facilities.

Mayor Bolender questioned if they planned to build any buildings. Mr. Bob Eaton explained they were not planning on building any buildings. They have a lease at this time and when the lease is up they planned on moving to a larger facility in two to three years. Mayor Bolender commented putting up four or five tents for an indefinite period of time was not a good precedent to set in the community. He suggested he find an empty building in the industrial parks to rent until their lease was up and they could find a suitable facility.

Commissioner Dickmann questioned why they had all of the additional material and equipment on site at this time. Mr. Eaton explained the business has expanded over the last five years.

Commissioner Correll pointed out they did not allow a tent at KEI on Rawson in the past but he does not want to be too short sighted with a prominent company within the City. Mr. Eaton explained they are too big for their building and they need to make a decision what they are going to do in the future.

Commissioner Michalski moved that the Plan Commission not approve the site and building plans for up to five (5) tents at 950 W. Rawson Avenue as requested by Karl's Event Rental.

Commissioner Bukiewicz seconds.

Roll call, Dickmann; aye, Johnston; aye, Carrillo; aye, Bukiewicz; aye, Mayor; aye, Michalski; aye, Correll; nay, Nowak; aye, and Chandler; aye. The motion to not approve carries.

Plan Review – NDT Specialists
7365 S. Howell Avenue
Tax Key No.: 765-9017

Mr. Fortin explained to the Commission the applicant was proposing to construct a 17,952 square foot building for NDT Specialists, located at 7365 S. Howell Avenue. NDT Specialists is an industrial inspection services company. The building will primarily be constructed of precast wall panels. A portion of the 2nd story of the east elevation shows the use of metal panels. There is also room for a 9,600 square foot addition onto the south end of the building.

Mayor Bolender questioned if you would see the metal panels. Mr. Fortin explained it was a concern of staff but they wanted the Plan Commission to be able to see a color rendering and make the determination on whether they thought it was appropriate for that type of metal material to be facing Howell Avenue. They did try to break it up with some windows and some metal trim. Mr. Chad Nicpon explained the reason for the metal panels were for structural purposes. They have large cranes in the building and with all the movement they had some concerns with all of the concrete on the building.

Commissioner Bukiewicz questioned if they would need an easement for the retention pond in the back of the building. Mr. Fortin explained they would need an easement because there are some wetlands on the property to the west that it will drain to. They could get an easement or a letter from the property owner granting them permission to have their water drain across this property into the wetlands. Mr. Nicpon stated the majority of the water from the sight is currently draining to the wetlands and he believes it would be reduced as part of their plan.

Commissioner Bukiewicz questioned if the mechanicals would be screened. Mr. Nicpon stated they would have two rooftop units on the lower roof that they are tucking back as close as possible to the metal panels so they should not be visible. There is a 16" parapet wall.

Commissioner Bukiewicz questioned if there was going to be any signage. Mr. Nicpon explained they show a ground sign in the landscape plan but there will not be any signage on the building.

Commissioner Michalski questioned the type of metal panels. Mr. Nicpon explained it had vertical lines that were not typical pole barn metal panel. Commissioner Michalski also questioned if they were meeting the 75% percent minimum for brick and masonry. Mr. Fortin stated they do meet the code requirements but there was just the concern if they wanted that much metal facing Howell Avenue.

Commissioner Michalski also stated he did not want the mechanicals visible from Howell Avenue and suggested screening if it was going to be visible.

Commissioner Chandler questioned if this was an expansion of their present business or were they moving to a new location. Mr. Nicpon stated it was a relocation of the business. Mr. Larry Schneider explained they currently have two facilities at this time and they intend on consolidating both those facilities into this building and expanding the business at the same time.

Commissioner Bukiewicz moved that the Plan Commission approve the site, building, and landscaping plans for the property at 7365 S. Howell Avenue, subject to the following conditions:

1. That 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 and that the applicant secures an easement or other form of permission for the stormwater discharge onto the property to the west.
3. That the final utility plans are reviewed and approved by the Water & Sewer Utility.
4. That the lighting plan is reviewed and approved by the Electrical Inspector prior to the issuance of building permits.
5. That the landscaping plan shall be reviewed and approved by the City Forester and Department of Community Development prior to the issuance of building permits.
6. That the applicant screens all rooftop mechanicals from view.

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

**Site Plan Review – Russ Beaumont/Mega Discount Nursery
1901 & 1941 E. Rawson Avenue
Tax Key No.: 768-9010 & 768-9011**

Mr. Wagner explained to the Commission in October 2007, the Plan Commission approved the CSM for Russ Beaumont that split 1901 E. Rawson Avenue into two parcels, 1901 and 1941 E. Rawson Avenue. As a result of this split, any use on the newly created parcel could no longer change or expand since it was now considered a parcel with no principle use. Earlier this year, staff observed large concrete bins selling stone, sand, and soil along the front of the property at 1941 E. Rawson Avenue. These

bins were not approved as part of the original site plan. According to the recently submitted site plan, the bins are setback from the side lot line by three (3) feet and setback from the front lot line by fourteen (14) feet. The bins are six (6) feet tall, extend sixty-five (65) feet in length, and twenty (20) feet wide. In addition, there are four wooden bins that have been constructed several years ago along the eastern edge of the parking lot prior to parcel division also without site plan approval.

As a result, the applicant is requesting approval of a site plan that illustrates the expansion of their business located at 1901 E. Rawson Avenue on the parcel to the east, 1941 E. Rawson Avenue, which would allow for the placement of concrete bins that would display stone, sand, and soil.

Mr. Joe Sanfelippo explained Mega Discount Nursery has been a customer of his for several years and they have been having a terrible time the last three years. Their sales of his product have been down 20 percent and they are trying to find ways to stay in business. They would be willing to take down the part that sticks out and plant some arborvitaes to make it look nicer. They would like to find a way to comply with the City regulations. Mayor Bolender pointed out the bins are three feet off of the property line and you need to be at least a minimum of 10 feet off the property line with any structure. Also the blocks need to be moved to the back of the property and he would like to see them moved in the next thirty days.

Mr. Sanfelippo expressed concern with moving the blocks to the back of the lot because people would not know the products were available if they were in the back. Mr. Michael Beaumont stated if they put it on the side they don't have any room because of the parking. He questioned if they could move it ten feet off of the lot line. If they put it in the back they wouldn't be able to sell it because people would have to go through mud and rows of trees. Mr. Wagner explained they would have the opportunity to relocate it to the side or rear lot line. They may have to move some of their nursery stock to do that but it is their decision. The big issue is the fourteen feet off of the front lot line. The property owner to the east has a sixty-five foot wall blocking everything as you come eastbound on Rawson. It negatively impacts the neighboring property by leaving it in the current location even if it is moved ten feet to the west.

Mr. Beaumont requested additional time to get the concrete blocks moved. Mayor Bolender suggested moving them before the frost hit. Mr. Beaumont requested being allowed to move them in the spring. He would move them sooner if he could but he was requesting to be allowed to move them in the spring.

Commissioner Chandler questioned what was located next to the parking lot. Mr. Beaumont stated it was a hoop house. Commissioner Chandler questioned if it was possible to move the blocks on the opposite side of the hoop house. Mr. Beaumont stated it couldn't be done because that was where he put all of his small plants and he had asphalt paths and a sprinkling system in that area. Mr. Fortin stated it would still be to close to the road. Accessory uses should be in the side and rear yard and not in the front yard.

Commissioner Nowak moved that the Plan Commission not approve the site plan for the properties at 1901 & 1941 E. Rawson Avenue and the applicant resubmit a revised site plan to be approved by the Department of Community Development and be implemented by May 1, 2012.

Commissioner Correll seconds. Roll call, all voted aye. The motion carries.

Commissioner Carrillo moves to adjourn. Commissioner Correll seconds. Roll call, all voted aye. The meeting adjourned at 7:47 p.m.