

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JANUARY 8, 2013

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Mayor Scaffidi, Alderman Michalski, Commissioner Correll and Commissioner Chandler. Alderman Bukiewicz and Commissioner Siepert were excused. Also present were Peter Wagner Zoning Administrator and Battalion Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the December 11, 2012 regular Plan Commission meeting. Alderman Michalski seconds. Roll call, all voted aye with the exception of Commissioner Correll who abstained. The minutes were approved as submitted.

Significant Common Council Actions

There were no comments or concerns from the Commission.

**Sign Appeal Hearing – Kwik Trip Inc.
9535 S. 13th Street
Tax Key No.: 904-9008**

Mr. Wagner explained Kwik Trip was requesting an additional changeable copy sign advertising “diesel exhaust fluid” located on the diesel canopy. In order to have the sign they will need a variance from Municipal Code Section 17.0706(i)(3), which states that Gasoline and/or service stations may provide one ground or pole sign displaying the name of the station and the brand and price of gasoline sold. One wall sign per street frontage may also be provided. Signs advertising incidental products for sale shall be window signs or deals on the gasoline pumps

Mayor Scaffidi opened the public hearing and made three calls for public comments, hearing none he closed the public hearing.

**Sign Appeal – Kwik Trip, Inc.
9535 S. 13th Street
Tax Key No.: 904-9008**

Alderman Michalski questioned if there was any opportunity for Kwik Trip to advertise the diesel fuel on their existing monument sign. Commissioner Johnston stated he did not believe there was room and even if there was room this was diesel and that would be on a separate sign.

Commissioner Correll questioned if this was going to be something that would be offered standard at stations how many more of these signs would they see.

Commissioner Johnston explained it was strictly for diesel and questioned how many stations sell diesel. There are getting to be a few more of them and this is a requirement for new diesel engines and it is the responsibility of the station to have these signs.

Alderman Michalski moved that the Plan Commission approve the request for variance from Municipal Code Section 17.0706(i)(3) and allow Kwik Trip, Inc. located at 9535 S. 13th Street to display a changeable copy sign advertising “diesel exhaust fluid” located on the diesel canopy.

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

Conditions and Restrictions – WPC Technologies

7350 S. 6th Street

Tax Key No.: 765-9044

Mr. Wagner explained at the December 11, 2012 meeting the Plan Commission recommended Common Council approval of a conditional use permit that would allow WPC Technologies to store liquids in excess of 5,000 gallons on the property at 7350 S. 6th Street. Staff has prepared the conditions and restrictions for this conditional use permit for review.

Commissioner Dickmann questioned if the Fire Department felt the conditions were adequate to cover everything that would be required of WPC. Battalion Chief Mike Kressuk explained the conditions and restrictions were adequate to cover everything. Obviously during the construction process and set up they are going to need to meet NFPA Codes that are applicable to the storage and protection for these tanks. And we ask that if there are any specific protection devices that go in play they would have to submit them to our approval agency, FSCI, which is standard procedure for any construction. The two points that the Fire Department have some interest in seeing and would like to be notified of are they would like to be notified during the initial setup of the facility and the loading of the tanks.

Commissioner Dickmann moved that the Plan Commission recommend to the Common Council that the proposed conditions and restrictions for the storage of inflammable gas and liquids in excess of 5,000 gallons at 7350 S. 6th Street be adopted as part of the conditional use permit, after a public hearing.

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

Commissioner Carrillo moved to adjourn. Commissioner Correll seconds. Roll call, all voted aye. The meeting was adjourned at 6:15 p.m.