

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 26, 2013

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Carrillo, Alderman Bukiewicz, Mayor Scaffidi, Commissioner Michalski, Commissioner Correll, Commissioner Siefert and Commissioner Chandler. Commissioner Johnston was excused. Also present were Doug Seymour Director of Community Development, Pete Wagner Zoning Administrator/Planner, and Battalion Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the March 12, 2013 regular Plan Commission meeting. Commissioner Correll seconds. Roll call, all voted aye, the minutes were approved as submitted.

Significant Common Council Actions

There were no significant Common Council actions to report.

Sign Appeal Hearing – Sunset Options
6414 S. Howell Avenue
Tax Key No.: 719-9000

Mr. Wagner explained the owner of Sunset Options was seeking a variance from Municipal Code Section 17.0706(j)(1) which states that for any building or development only one ground sign per street frontage is permitted. The development has an existing ground sign identifying the development as Offices on the Hill. The applicant wishes to install a second monument sign advertising his funeral business to the north of the existing sign.

Mayor Scaffidi opened the public hearing for comment. First call. Second call.

Mr. LeRoy Stewart owner of Sunset Options Funeral and Cremation Service, is requesting the variance for the sign to allow his business to be noticeable to the people of Oak Creek and the surrounding area to let them know his services are available to them. There are tenants in the other buildings but they are referral and internet businesses that don't require signage. The businesses behind his have a large pole sign. His business is located right off of Howell and his sign would represent his business alone. If he put a sign on the wall, he would only be allowed a 2'x3' and you would not be able to see that with the current speed limits on Howell Avenue. With a second monument sign on Howell Avenue you would be able to glance at the sign when driving by without having to slow down.

Mayor Scaffidi made a third and final call for public comments, hearing none he closed the public hearing.

Sign Appeal – Sunset Options
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Mr. Wagner read into the record comments submitted by Commissioner Johnston: A new monument sign should be constructed to include all of the tenants rather than adding another sign. The existing tenants do not get an individual sign and neither should this business.

Mayor Scaffidi questioned Mr. Stewart's claim that he would only be allowed to have a 2'x3' sign. Mr. Wagner explained the sign code and confirmed that was approximately the size of the wall sign he would be allowed.

Commissioner Chandler questioned if Mr. Stewart had contacted the property owner to see if the existing monument sign could be modified to include his business. Mr. Stewart stated he did contact the owner and she was not committed to modifying the existing sign. It would be a considerable cost to redo the sign. The sign he is proposing would be a fraction of the cost of redoing the existing monument sign.

Commissioner Correll expressed concern with the building and the signage if the businesses changed and required a sign they would have another monument sign for each business. Potentially they could be opening the area up to problems.

Commissioner Dickmann pointed out other businesses along Howell Avenue were not allowed to have more than one monument sign for multiple businesses at one location. They were required to be on the same monument sign.

Commissioner Carrillo commented the proposed sign resembled a billboard more than a monument sign and it would be more of a distraction. Mr. Stewart questioned if it was a design concept problem and questioned what the Commission would like to see. Commissioner Carrillo explained she would prefer to see one monument sign for the park. Mr. Stewart was open to rework the design of the sign.

Alderman Michalski explained the existing monument sign is covered 1/3 by shrubs and you can't see the address or the name. If the existing sign isn't working why would they allow an additional sign? He questioned if they could expand the existing sign to allow for names of the businesses. Mr. Wagner thought there might be potential to add on to the existing sign. Mr. Stewart felt the existing sign blended in with the landscape at this time. He would like a sign in front of his business because his was the only business directly facing Howell Avenue.

Mayor Scaffidi would like the existing sign area cleaned up and perhaps add this business to the sign.

Commissioner Correll commented they could not approve something that could potentially allow three more monument signs.

Alderman Bukiewicz commented the area was difficult to advertise because of the speeds on Howell Avenue. The current sign is dated and has seen better days. To put a new sign on top of the existing sign would not be a good idea. The whole sign needs to be reworked. He suggested removing the existing sign and installing a new sign with all of the businesses that would like to be included.

Ms. Ethel Garrett, Twin Lakes explained she was the owner of the existing monument sign. She did notice only half of the sign was legible and would have that addressed. The other businesses have no interest in being included in any signage. She will take under consideration the comments of the Commission. Alderman Bukiewicz questioned if she would be willing to work with Mr. Stewart and redo the existing monument sign. She will take it under advisement and look at the existing sign and her options.

Alderman Bukiewicz moved that the Plan Commission not approve the request for a variance from Municipal Code Section 17.0706(j)(1) for Sunset Options located at 6414 S. Howell Avenue.

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

Temporary Use – Drexel Town Square Concrete Crushing Operations
7929 S. Howell Avenue
Tax Key No.: 813-9013

Mr. Wagner explained to the Commission A.W. Oakes and Son was requesting a temporary use permit to allow for the crushing of concrete on the future site of the Drexel Town Square. The majority of the crushed concrete and asphalt will be used for the future construction of Drexel Town Square. Any contaminated material will be leaving the site as per their environmental engineers and the DNR.

Commissioner Siefert questioned how long they were going to leave the crushed material on site. Mr. Wagner explained they would be using the material for site construction.

Alderman Bukiewicz questioned what the plan was for removing the material from the site. Mr. Kevin Hokanson explained they were going to take out all of the asphalt, create a pad and then start on the concrete removal from east to west.

Alderman Michalski questioned what the plan was for the contaminated material. Mr. Hokanson explained the developer hired an environmental engineer that would be on site at all times and that material would be handled differently and will be landfilled with the proper manifests. None of that material will be crushed.

Alderman Bukiewicz moved that the Plan Commission approves the temporary use permit to allow the crushing of concrete and asphalt at the Drexel Town Square site located at 7929 S. Howell Avenue with the following conditions:

1. That the temporary use shall expire on December 1, 2013.
2. That crushing and material moving shall be limited to the hours between 7:00 AM and 5:00 PM, Monday through Friday.
3. All crushing machines used must be manufactured after August 31, 1983.
4. That truck traffic is oriented to minimize the reverse movement of the trucks.

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

**Rezone & Planned Unit Development – Oakview Business Park
10303 & 10711 S. Howell Avenue, 405 & 641 W. Oakwood Road
Tax Key No.: 955-1001, 955-1002, 974-1003, 975-1004**

Mr. Wagner explained to the Commission Wispark, LLC was requesting that the properties at 10303 and 10711 S. Howell Avenue, as well as 405 and 641 W. Oakwood Road be rezoned as stated to M-1 (PUD), Manufacturing. The new PUD would replace these zoning designations and allow for the development of the Oakview Business Park.

Mayor Scaffidi questioned if with the development of this business park it would be the first time the public would have access to the existing park located in the area. Mr. Wagner confirmed that was the case.

Commissioner Siepert questioned the total size of the business park. Mr. Wagner stated it was a total of 223 acres.

Alderman Bukiewicz questioned if the access to the park would help them with a neighborhood park for the area. Mr. Wagner explained that park was designated as a natural resource park similar to Cudahy Preserve. It was not intended to be used for active recreation. Mr. Wagner explained it would not be considered a neighborhood park because they have both active and passive recreation in their neighborhood parks. This would be considered more of the natural resource or open space. The way the land was dedicated for the park you need a permit to have access to the area. As the park relates to the goals in the Park and Open Space plan, it would not be the perfect fit for a neighborhood park the southwest corner of the City.

Commissioner Dickmann commented he was in favor of making this a planned unit development because it would give the City and the developer more control of what happens in the park.

Commissioner Dickmann moved that the Plan Commission recommends that the Common Council approve the rezoning of the properties at 10303 and 10711 S. Howell Avenue, 405 and 641 W. Oakwood Road to M-1(PUD), Manufacturing Planned Unit Development after a public hearing and subject to conditions and restrictions which will be prepared for the Commission at the next meeting.

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

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

Mr. Wagner explained to the Commission the applicant was requesting that the property at 7155 S. 1st Street be issued a conditional use permit for the compressed natural gas filling station.

The station will be open 24 hours a day and will be unmanned with the exception of maintenance personnel that will visit the site on a routine basis. The station will be monitored via video and data streams at a remote location.

Alderman Bukiewicz questioned what was being put in place to detect for leaks or other problems with the site. Battalion Chief Mike Kressuk explained there would be detectors and shut downs in place depending on the explosive limits reached by any type of leak that may be present on site. There is not a whole lot of difference between this type of set up and what they have seen with the Clean Energy site as far as regulation by the State. The detection devices will be present. Not only do they have air sensors, they do have flame detectors and manual shut downs at each pumping station. It is a fairly well protected site for being unmanned. The difference between this and the liquefied site at Pilot, this is compressed. They both have good safety records nationwide. The compressed seems to be a little bit more prevalent than the liquefied. It has been around a little bit longer and does maintain a solid safety record.

Commissioner Dickmann questioned if both cars and trucks would use the same fueling stations. Mr. Wagner confirmed that was the case.

Alderman Michalski questioned what a Class 8 trailer tractor was. Mr. Wagner stated it was the semis.

Commissioner Chandler questioned who would be the consumer of this product. Mr. Damon Cuzick, Tolleson, Arizona explained this station was being built for semi-trucks but would be open to everybody. They do have some fleets in the immediate area that are purchasing natural gas trucks and they need a place to fuel them. All of the major vehicle manufacturers have vehicles that run on natural gas.

Commissioner Siepert questioned the volume of traffic during the day. Mr. Cuzick initially the anchored fleet is purchasing twenty trucks, so it would be relatively low volume. At full capacity they are looking at 100-150 trucks throughout the day.

Alderman Bukiewicz questioned how the product would be delivered to the site. Mr. Cuzick explained it will come from the high pressure line in the ground. Alderman Bukiewicz questioned if they would be advertising the location. Mr. Cuzick stated they

would be advertising and they do anticipate some public volume coming through the site.

Commissioner Siepert questioned how long it would take to refuel a vehicle. Mr. Cuzick explained it would depend on the size of the tank involved but refueling time is between 12-24 gallons a minute. The standard tank package on the trucks is 80 gallons so it should take between 3-6 minutes.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that a conditional use permit for a compressed natural gas filling station be approved for the property at 7155 S. 1st Street, after a public hearing.

Commissioner Siepert 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 6:47 p.m.