

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, AUGUST 27, 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, Alderman Bukiewicz, Mayor Scaffidi, Alderman Michalski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Also present were Peter Wagner Planner/Zoning Administrator, Kari Papelbon Planner, and Assistant Fire Chief Mike Kressuk.

Significant Common Council Actions

There were no comments or concerns from the Commission.

**Certified Survey Map – Steve Bocek
9708 s. Howell Avenue & 9734 S. Howell Avenue
Tax Key No.: 907-9980 & 907-9979**

Ms. Papelbon explained to the Commission the applicant was requesting permission to split the northern parcel into two parcels of conforming size. No new access points are proposed off of Howell Avenue. Access for the proposed Parcel 2 is shown on the submitted map via a 20-foot ingress/egress easement over Parcel 3.

Commissioner Chandler questioned the locations of the public utilities. Ms. Papelbon pointed them out on the map. Commissioner Chandler questioned the purpose of the certified survey map. Mr. Steve Bocek explained he divided it in the past and the deal fell through, and at this time he would like to start selling off some of the extra land.

Commissioner Dickmann questioned if Parcel 1 would have access onto Howell Avenue. Ms. Papelbon pointed out the access for Parcel 1.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the certified survey map submitted by Steve Bocek for the properties at 9708 S. Howell Avenue and 9734 S. Howell Avenue be approved with the following conditions:

1. Update the map to depict the existing driveways and to correct any technical errors prior to recording.
2. Align the proposed 20-foot-wide ingress/egress easement to Parcel 2 with the existing driveway on Parcel 3.
3. Update the map to depict the 42-foot-wide public utility easement along the South Howell Avenue right-of-way prior to recording.
4. Update the map to depict the 6-foot-wide public utility/drainage easement along the eastern property lines of Parcels 1-3 prior to recording.

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

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

Ms. Papelbon explained to the Commission the applicant was requesting approval of site, building, and landscaping plans for the installation of a compressed natural gas fueling area on the northwest corner of the property located at 9535 S. 13th Street. The proposal includes the installation of four

concrete pads varying in size from fifty square feet to just under 230 square feet for the compressors, fuel storage tanks, and related equipment.

Mayor Scaffidi abstained from comment/vote on this item because he has worked for Gain US Oil on CNG stations across the country and he did not want to there to be a conflict.

Alderman Bukiewicz questioned how many compressors would be located on site and also questioned if they would be completely screened. Mr. Rob Hansen, Kwik Trip, Inc., explained they will have two natural gas compressors on site that will handle the entire system. Alderman Bukiewicz questioned where the tanks would be located. Mr. Hansen stated they would be located within in the fenced area. There are three exterior bottle storage tanks proposed at this time with the possibility of three future tanks as well. They would be exposed but behind the eight-foot high metal privacy fence. The three pack of storage bottles are approximately six to six foot six inches high from the ground.

Commissioner Dickmann questioned if this would be protected in some way from the truck traffic. Mr. Hansen explained per the NFPA 52 Code they have to have protection for bollards around the exterior wherever there is a curb section for vehicle traffic.

Commissioner Siepert questioned if the eight-foot metal fence was a standard. Alderman Bukiewicz described it as a corrugated panel. The air flow will come from underneath and above to keep the compressors' airflow going.

Alderman Michalski questioned if the tubes were on a pedestal or on the ground so they would not be seen. Mr. Hansen explained the tubes for the storage bottles were mounted together so they stack vertically and they will be about six feet six inches high to the top of the last one and would not be seen.

Commissioner Chandler questioned the location of the concrete pads. Mr. Hansen stated they would be underneath each piece of equipment.

Commissioner Bukiewicz questioned if they would be exchanging signs on the canopy to advertise the compressed natural gas. Mr. Hansen stated the monument sign would be retrofitted to add an additional LED for the CNG. Mr. Wagner explained the applicant did not request any additional signs but if they wanted them they would need to submit a sign plan. They did receive a sign permit to retrofit the monument sign.

Commissioner Michalski moved that the Plan Commission approve the site, building, and landscaping plans for the property at 9535 S. 13th Street with the condition that all applicable fire codes are met.

Commissioner Dickmann seconds. Roll call, all voted aye with the exception of Mayor Scaffidi who abstained. The motion to approve carries.

Commissioner Michalski moved to adjourn. Commissioner Carrillo seconds. Roll call, all voted aye. The meeting was adjourned at 6:14 p.m.