

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 25, 2014

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 Guzikowski, Commissioner Siefert, and Commissioner Chandler. Alderman Bukiewicz and Commissioner Correll were excused. Also present: Kari Papelbon, Planner; and Mike Kressuk, Assistant Fire Chief.

Commissioner Dickmann moved to approve the minutes of the November 11, 2014 meeting. Commissioner Siefert seconded. On roll call: All voted aye. Motion carried.

Clarification of Action

Oakfield Village Addition #2

324 E. Forest Hill Ave. Tax Key No. 814-9011

400 E. Lily Dr. Tax Key No. 814-0256

Ms. Papelbon clarified the motion from the previous meeting on November 11, 2014, that the Plan Commission approves the preliminary plat submitted by Steve Mark, for the properties of 324 E. Forest Hill Avenue and 400 E. Lily Drive with the condition that comments from the Water and Sewer Utility are incorporated as required. Commissioner Johnston, who made the motion at the previous meeting, concurred with the revised motion. Alderman Guzikowski seconded. On roll call: All voted aye. Motion carried.

Plan Review

Maass Excavating & Trucking

380 W. Ryan Road

Tax Key No. 875-9996-002

Ms. Papelbon provided an overview of the application. Regarding the salt storage structure, Mayor Scaffidi asked what the salt would be used for. Kurt Maass, 2132 W. Oakwood Road, stated the salt would be used for his customers as he plows snow, and salts during the winter as part of his business. Mr. Maass stated that Trees on the Move would bring in three large trees to screen this building. Mayor Scaffidi stated that Mr. Maass should do whatever he can to hide whatever is visible from the road.

Commissioner Chandler asked what type of structure is customary for salt storage. Ms. Papelbon responded that salt can be stored in different structures such as buildings, bunkers or a dome, but she is not aware of one particular standard for storing salt.

Commissioner Chandler asked if the material of the building is acceptable. Ms. Papelbon responded that approval of the building materials requires a $\frac{3}{4}$ majority approval of the Plan Commission.

Commissioner Siefert asked if there was a time limit as to how long they can store this on the property. Ms. Papelbon responded this is for a permanent use. Mr. Maass stated that hopefully the salt will be used up this winter and nothing will be stored in there during the summer. Commissioner Siefert asked if the facility will be used for equipment storage once the salt is gone. Mr. Maass responded it is going to have an asphalt base so to park anything on there

long term would not be a good idea. It would be empty for the rest of the year.

Commissioner Dickmann asked how the landscaping plan gets into the Plan Commission item officially. Ms. Papelbon responded that the Commission can approve it as part of the motion, or they can designate staff to approve it.

Commissioner Chandler asked for more details on landscaping and screening. Mr. Maass responded that he has talked to Trees on the Move and they generated the small landscape plan. They will bring in probably eight-to-ten-foot evergreens and put them across the front of the building. Commissioner Chandler asked if there would be just be three trees. Mr. Maass stated yes. The building itself will be eight feet below the road so the top of the building would be no higher than a normal two-car garage.

Commissioner Dickmann moved that the Plan Commission approves the site and building plans with the addition of the evergreen trees as landscaping submitted by Kurt Maass, Maass Excavating and Trucking, for the property at 380 W. Ryan Rd. Ms. Papelbon recommended adding to the motion the site plan that highlights the existing buildings and outdoor storage areas on the property. Commissioner Dickmann agreed to include that as part of his motion. Commissioner Carillo seconded. On roll call: all voted aye. Motion carried.

Rezone

**Timothy Wallen, MLG PF Oak Creek, LLC
3110, 3260, 3300 E. Elm Road (portions of)
959-9991, 960-9994, 960-9993-001 (portions of)**

Commissioner Carillo recused herself from this item as her property is in proximity to this rezone request.

Doug Krimmer, 3170 E. Lindy Lane, Vice President of the Homeowners Association for Oakwood Lake Estates, presented their position statement related to the proposed rezoning to the Elm Road property.

Mr. Krimmer stated the Oakwood Lake Estates neighborhood is opposed to rezoning with the conceptual plan. The two main reasons they would like this to be reconsidered are: 1) safety and connectivity to their neighborhood, and 2) stormwater and flooding coming from said property.

Mr. Krimmer stated Oakwood Lake Estates has no sidewalks, street lights, and there are over 100 minors living in the subdivision. They have a circular layout, which creates reduced vision areas. They have deep culverts. When people park on the road, it creates a single lane. Mr. Krimmer stated that since they already have safety issues in their neighborhood, connecting any more lots to their neighborhood would only make things worse.

Mr. Krimmer stated there is a house directly across from Ricky Lane. That person would have to back out of their driveway in an intersection in order to get in and out of their home.

Mr. Krimmer stated that there is going to be a 20% increase in homes and thus in traffic.

Mr. Krimmer stated their subdivision does not adhere to the drainage plans that are filed with the City. He stated the detention pond is supposed to drain out from the 83 homes, but for most of the year, it actually comes in. Commissioner Johnston stated the detention pond functions

exactly as it was designed to. The pond was designed (in the stormwater report) to accept the tail water from the Root River. The water is supposed to flow into that pond, exactly like it does.

Mr. Krimmer stated that their homes are considered to be lakefront property by the City Assessor's office, and they are taxed accordingly, but it is just a detention pond.

Mr. Krimmer stated that this new subdivision is pitched toward their pond. He stated that their pond is already overloaded. The proposed lots will be located where there is now standing water. All of that water will drain into their pond. Mr. Krimmer stated that as part of this new development, fill will have to be trucked in.

Mr. Krimmer stated their position that there should be a grading and drainage plan available before proceeding with a rezoning for a PUD. The proposal should include conditions and restrictions as was customary for developers of this property. They would like drainage for this subdivision to be directed to Elm Road. If there are issues on Elm Road, then those issues should be addressed on Elm Road. The problems should be pushed to Oakwood and brought into other people's problems.

Mayor Scaffidi asked Ms. Papelbon if the proposal to rezone should include a grading and drainage plan. Ms. Papelbon responded that the rezone affects just whether or not the property should be changed from A-1 Agricultural to Rs-2 Single Family Residential. The City does not require grading plans for a rezone. Also, it is not a PUD that is being requested, so there would not be conditions and restrictions as part of this request. The standard Rs-2 zoning is what is being requested.

Mayor Scaffidi asked about the clean fill coming in to raise the road bed. Commissioner Johnston stated that such would happen.

Mayor Scaffidi asked if the water from the proposed subdivision would be coming into Oakwood Lake Estates. Commissioner Johnston responded they have not seen a drainage plan yet. He stated that when Oakwood Lake Estates was developed, it did block the drainage that originally occurred there in the 1960s that drained out to Oakwood Road. That is why the water backs up all along the south side of those properties. All that drainage did flow to the north. Commissioner Johnston stated culverts were not installed on the south side of the lots. He also stated that the development plan now is anticipated to have a stormwater detention pond that will take the water from their development to that pond, not discharging everything into the existing Oakwood Lake Estates pond. That water would then go to the east and bypass the development.

Mayor Scaffidi stated that a lot of the concerns brought up in this meeting are what would take place at the next step in the process of this development approval. This item is to determine if the Plan Commission feels this area is right for residential development, which previous Plan Commissions and Common Councils have deemed appropriate for this area.

Mr. Krimmer asked if the boundaries of this request change whether the applicant would have to come back before the Plan Commission for approval. Ms. Papelbon stated they have asked for a specific area to be rezoned, which has a legal description attached to it. If they decide to move the boundaries, they would have to come back for Plan Commission approval. Mr. Krimmer stated they would like to work with the developer on a plan that would move those boundaries, and that is why Mr. Krimmer is asking that this item be postponed.

Ms. Papelbon stated the layout shown is just a potential layout. The applicant could come back and put in fewer lots if they wanted to. However, the change to the exterior boundary of where they are asking lots to be would not change unless they get additional approvals.

Mr. Krimmer stated his disagreement with the statements provided by the applicant that were an attachment to the staff report.

Kelly Gehrke, 3173 E. Lindy Lane, stated that Commissioner Johnston mentioned there is no drainage ditch in the back of her house. Commissioner Johnston stated no. Ms. Gehrke stated that there is a drainage ditch, and she has been threatened by the City when she asked them to look at the water because it was up to her waist and it covers the electrical box. She stated the people at the office threatened her by saying they would have to rip up her whole back yard in order to find that drainage ditch, and that it was in the plan. Commissioner Johnston responded that there is not a drainage ditch, but that the subdivision blocked the original drainage that came through there. The whole area was a wetland in the 1960s. Ms. Gehrke stated there is a ditch back there, and there is supposed to be a graded area where that water should go through and it doesn't.

Ms. Gehrke stated her concern about the traffic off of Ricky Lane. Nothing has been mentioned about traffic being routed to Elm Road, just that it would come off of her road and everybody is going to be passing her house. She was not allowed to put a garage on Ricky Lane, but now the City wants to put cars coming off of Ricky Lane.

Mayor Scaffidi asked for a show of hands of people who feel there should be no residential development south of Oakwood Lake Estate. No hands were raised.

Joe Bukovich, Point Real Estate, 13400 Bishops Lane, Suite 270, Brookfield, WI, stated they are proposing 15 lots on a dead-end cul-de-sac attaching to Ricky Drive. Anything else to the south of that would enter/exit onto Elm Road. Mr. Bukovich stated they are requesting the same zoning at the neighborhood to the north. Mr. Bukovich stated that in talks with staff, he was notified that traffic was an issue. He is proposing a permanent solution to not have any additional traffic except for these 15 lots that are being added to the development.

Mr. Bukovich stated that the reason for doing this 15-lot subdivision here instead of doing the whole layout is the economy that they have experienced over the last five-to-ten years. The development community is starting to develop again. They have to find property at a price point that people are willing to pay based on previous years' pricing. The way to do that is to find a property that can be developed inexpensively without significant off-site costs, which is what Ricky Drive has. There is sewer and water to the property line, and then there would be the standard development costs with the sewer, water, grading, and stormwater. They have to wait until the market comes back to build south of this development because of the cost of the infrastructure.

Mayor Scaffidi asked why the cul-de-sac is proposed to go west. Mr. Bukovich responded this fits in best with the conceptual plan for layout to the south. The wetlands have been delineated so they are set with what is there for water.

Commissioner Johnston stated that the original stormwater report for both the Bielinski proposal and the Oakwood Lake Estates Subdivision shows the water from the proposed development going to the north between the properties and to the detention pond. Commissioner Johnston stated the water is not planned to go to the north with this new development.

Mr. Bukovich referenced the federal and City guidelines for road width, and stated that what is out there right now is appropriate. He also checked with Matt Sullivan of the City's Traffic and Safety Commission and there have been no reported incidences in the area.

Commissioner Chandler asked if the applicant was open to evaluating some of the concerns of the Oakwood Lake Estates residents. Mr. Bukovich stated they would be willing to meet with the residents, and if they can come to an agreement, they certainly will.

Commissioner Siefert asked how many lots can be on a cul-de-sac. Ms. Papelbon responded that the Code allows 15 lots. Commissioner Siefert asked if the two lots to the north of this development leading into the cul-de-sac should be included in that number, making the total number 17. Ms. Papelbon stated that she understands the concerns for this particular layout, but it is a conceptual plan, and the actual agenda item is for rezoning.

Alderman Guzikowski asked the applicant if they considered coming in off of Elm Road. Mr. Bukovich responded they did look into that. If a temporary road is put in, they will have to install sewer and water. That constitutes the offsite costs, which would raise the overall costs to development this subdivision to a level that is not economically feasible.

Commissioner Chandler asked if the other phases will be in this area. Mr. Bukovich responded that the other phases will be within the 74 acres of this property. They are only asking that 9.75 acres be rezoned right now.

Desiree Blake, 3283 E. James Drive, stated she has a young daughter that runs around on her bike. She stated that she has problems with their own residents not obeying the speed limits. She is concerned that additional drivers will cause more traffic problems/safety issues. Ms. Blake asked why the issue of Ricky Drive is being addressed again when it was dealt with when Bielinski first came forward. She stated she understands that this is going to cost the applicant a lot of money, but that is not her concern. She stated her concern that there are a lot of children and no sidewalks. There are a lot of blind spots in the area and there is no place for the children to go except the ditch. They've already had kids fall in ditches. No one knows about it because the parents took care of it without calling police. She stated she does not have a problem with them building, but just leave Ricky Drive alone.

Dawn Carrillo, 10413 S. George Drive, asked the applicant why they are requesting just the change from Agricultural to Single Family in that unique shape and not for the entire area. Mr. Bukovich stated it all boiled down to the cost that was discussed earlier. If the entire infrastructure was put in all at once, the lot prices would be too high. They have to wait for the market to come back to support a higher price for the lots to the south.

Pat Kitzke, 3071 E. Lindy Lane, stated his contention was that the only reason the applicant would not want to put a road in to Elm Road is that they are not going to be able to sell lots at an inflated value. That value is going to come off the nice neighborhood they built. In addition to that, they have liability issues with their pond. Mr. Kitzke asked if it is going to be multi-phase, why it is not cost-justifiable now.

Nick Kelly, 3207 E. Lindy Lane, stated he is guaranteed to have those cars drive by his house every day. He stated he has a 9-year-old daughter, and there are a lot of kids in the area. Anyone who wants to come home or leave is going to be driving past his house every single day. He stated the roads are not wide enough to handle additional traffic based on what he has

seen. Mr. Kelly stated there are drainage issues across the back of the lot line. He stated they are not opposed to them building, but they want the entry to come up from Elm Road.

Mr. Kelly submitted five letters from residents who could not be in attendance.

Donald Rask, 3246 E. Lindy Lane, stated he is not opposed to changing the zoning to residential for that entire area. However, this proposal is an extension of Oakwood Lake Estates Subdivision. It is attached to their association, yet in the plan that was submitted, they don't want to pay HOA dues to Oakwood Lake Estates. These 15 lots will have access to the lake, but will not share in the liability that they carry or the cost to maintain that property. Mr. Rask stated his concern about the traffic and safety issues. This new development is planned for curb and gutter. People are going to have sidewalks and be able to walk around. The Oakwood Lake Estates Subdivision culverts are quite deep and there is no place for anyone to bail out except by jumping into a ditch. They are aware of these concerns, but the new residents coming in may not take those issues seriously. As submitted, Mr. Rask does not agree with this plan.

Mayor Scaffidi asked why this development will not be considered part of Oakwood Lake Estates Subdivision, but will enjoy the benefits of it. Mr. Bukovich responded that they did not address that with the association. If that is something they want to explore, they will be happy to do that. From what he understood, the current Oakwood Lake Estates residents did not want the new residents to be a part of their neighborhood. Therefore, they would set up their own association and take care of their own pond and property. However, that is something Mr. Bukovich would be willing to explore.

Steve Bautch, 3264 E. Lindy Lane, president of the Oakwood Lake Estates Homeowners Association (OLE HOA), stated he was told they did not want to be part of the OLE HOA. He stated he was told they would be forming associations with the future developments to the south. Mr. Bautch stated that if the people who live in the new development go for a walk in the Oakwood Lake Estates common area, he will call the police. He stated it is a huge liability for them. Mr. Bautch stated he does not understand why they cannot turn the cul-de-sac and run the road right out to the south. They can still get the sewer and water from Ricky Drive. It wouldn't be that far to connect onto Elm Road. They will need to build a road for construction traffic to build new homes, and cannot use the roads in Oakwood Lake Estates Subdivision.

Mr. Bautch asked where the retention pond is planned. He stated it will be a pond that won't be manicured. It will just sit there with water and won't be deep. The outflow pipe for that flows right into the wetlands.

Commissioner Dickmann stated that the only thing that is being considered is the rezoning from agricultural to residential. If the Plan Commission were to approve it, it is not fair to the developer because if they listen to all these comments, he would not agree to develop it so that it attaches to the subdivision to the north. He stated they could pass it tonight, but then the next time it comes to the Plan Commission, he would vote against it. Mayor Scaffidi stated that the questions before the Plan Commission are if this is an appropriate rezone request. Mayor Scaffidi stated that when an actual development proposal is brought to the City, then decisions can be made based on that. Mayor Scaffidi stated that they shouldn't say to the developer that they have no right to request this because it is a fair request. Previous Plan Commissions and Common Councils have already said this is an appropriate request to zone this as residential.

Mr. Bautch stated that if this rezone request is approved, the Plan Commission is basically

going to be approving the connection from Ricky Drive because they are not coming in rezoning anything else. Mayor Scaffidi stated that there are other options and the City cannot say absolutely not because the question is if this is an appropriate rezone.

Mr. Rask asked what would prevent the developer from abandoning this property once it has been rezoned. Why are they not applying for a rezone for the entire area as was proposed previously by Bielinski? Mayor Scaffidi stated that they cannot hold a new developer to what Bielinski proposed. Mayor Scaffidi stated the developer has already answered the question regarding why the entire area is not included in this rezone request.

Mike Mecha, 10420 S. Justin Drive, pointed out that the plan was submitted in two phases. They didn't develop very well to begin with so they applied for a second and third phase, which the Plan Commission and the City approved so they could develop it in a good fashion. It was all put in as one plan so everyone knew where it was going.

Mike Wightman, 3140 E. Lindy Lane, stated there is a severe safety issue. He would prefer this rezoning not be approved solely because it only allows connectivity to Ricky Drive. He would prefer to see the rezoning contingent on it being connected to Elm Road.

Matt Hanchek, 10303 S. George Drive, stated he has two very young children currently learning to ride their bicycles on these streets, walking across the streets to play with other children in the neighborhood, and accessing the lake on our property. These are some of the main things that lead him to want to move to Oak Creek long ago. Mr. Hanchek stated that while it is his responsibility as a parent to look out for the safety of his children, his job just got infinitely harder if there is a 20% increase to the traffic volume coming through subdivision. He lives right on one of the corners to the entrance. He stated he will have to accompany them until they are significantly older on every single trip when they go to a neighbor's house with that volume of traffic.

Mr. Hanchek feels the way this was handled was disingenuous because they are not rezoning the entire property because it is not ready to redevelop. He does not know what that has to do with rezoning the property right now. He does not feel there has not been an adequate answer to that question.

Mr. Krimmer stated that it was explicitly stated by Point Realty that they did not want to be part of their subdivision. Their plan has a walkway going to the future phases. They are just asking them to flip it around.

Mr. Krimmer stated that it is not acceptable to have any water shed from the south side of the median between Oakwood and Elm to go north. They should have to build up along that north edge and push it all south.

Mr. Krimmer stated that if they are not ready to develop the whole property or at least propose the phases, then maybe now is not the time, so maybe the City shouldn't rezone it.

Commissioner Chandler stated that what they are voting on today is just the rezoning from A-1 to Rs-2.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that portions of the properties at 3110, 3260, & 3300 E. Elm Rd. be rezoned from A-1, Agricultural to Rs-2, Single Family Residential after a public hearing. Commissioner Dickmann

seconded. On roll call: all voted aye, except Alderman Guzikowski (nay). Commissioner Carrillo recused herself from this item and therefore, did not vote. Motion carried.

Mr. Ratz requested that the City notify all residents in Oakwood Lake Estates Subdivision as well as the Shangri-La Subdivision when the proposed plan comes forward rather than just the 300' radius as previously described.

Commissioner Carrillo joined the Plan Commission for the remaining agenda items.

Plan Review
MainStay Suites
1001 W. College Avenue
Tax Key No. 717-9004

Ms. Papelbon provided an overview of the project. Commissioner Dickmann stated that he was glad to see the parking for larger vehicles moved back on the property so they are not visible from the road.

Commissioner Dickmann moved that Plan Commission approves the site and building plans submitted by Ken Patel, Raghav Hospitality, LLC, for the property at 1001 W. College Ave., subject to the following conditions:

1. That all building and fire codes are met.
2. That detailed storm water and grading plans are submitted for approval by the Engineering Department prior to issuance of permits.
3. That a detailed landscaping plan is approved by the Director of Community Development prior to the issuance of permits.
4. That parking within the lot is restricted to vehicles (including busses) of registered guests occupying the hotel.

Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Conditional Use
Kwik Trip, Inc.
7880 S. 10th Street
Tax Key No. 783-9073

Ms. Papelbon provided an overview of the project, noting that video rental kiosks are not allowed outside of buildings, and that the applicant has withdrawn that request.

Commissioner Chandler asked if there are any conflicts with any of the other gas stations in close proximity, specifically Meier. Ms. Papelbon responded that Meijer is further down Drexel and on Howell itself, so it shouldn't pose a problem.

Leah Berlin, Kwik Trip, Inc. 1626 Oak Street, LaCrosse, Wisconsin, stated that this location fits in the scope of what they have looked at in the community: it is close to an industrial park which is good for the compressed natural gas portion of their business. This is one of the reasons this site was selected.

Commissioner Chandler asked if there are any specific rules for outdoor displays. Ms. Papelbon stated that outdoor display of merchandise is a conditional use. The amount of

outdoor display was a concern to staff. Staff is recommending the approval for the outdoor storage for the ice machines and propane because those are standard at most gas stations. Staff has concerns about storage of salt at the end of the canopies and firewood display on the sidewalk in front of the store. Those are items for the Plan Commission's consideration. Ms. Berlin stated that this is the same amount of outside merchandising that they have at their other location. She is not asking for anything additional, just the same amount and items that are at the existing store. Mayor Scaffidi stated the City is extra sensitive about that location given where it is on the new entry to the City. Mayor Scaffidi stated that they will be asked to find ways to screen it.

Commissioner Siefert asked if the applicant has spoken to any of the residents to the south to get their opinion. Ms. Berlin stated she has not been in contact with them.

Alderman Guzikowski stated that Kwik Trip has been a great community citizen. There is not a time when he goes there and it is not clean and kept up. He stated he looks forward to them going in there. His concern is the mesh between what is going to be happening with Drexel Town Square and how it is going to look going into Drexel Town Square. Mayor Scaffidi stated he feels it is far enough away that it won't be an issue.

Commissioner Johnston stated that 10th and Drexel will probably be a signalized intersection. If there is any way they could pull the south entrance to the north, that would be beneficial for the functioning of that signal in the future.

Commissioner Chandler asked if there are any special considerations for the Fire Department because there will be natural gas at this facility. Asst. Chief Kressuk stated this would be the third CNG location in the City, and working with the Kwik Trip on 13th Street on their CNG implementation went very smoothly. CNG is regulated by the State of Wisconsin for the tanks and installation. Kwik Trip was more than willing to offer the Fire Department training and work with the City during all phases of the design of their existing facility. Asst. Chief Kressuk does not feel there will be any special requirements.

Commissioner Johnston moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit allowing a gasoline service station located at 7880 S. 10th St. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (December 9, 2014). Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

Plan Review

Marcus Theatre Corp.

7241 S. 13th St.

Tax Key No. 763-9018

Ms. Papelbon provided an overview of the project, and noted that signs are not part of this review. This review is for the façade modifications to include the tower, paint and light fixtures.

Ms. Papelbon stated that there were going to be six areas for display of movie scenes or cinema décor on the façade. When staff met with the applicant and consultant, they explained that those might be considered signage if they didn't put something other than basic iconic movie scenes without advertising. Now those areas have been removed.

Scott Starks, Schroeder & Holt Architects, representative for the Applicant, stated the bottom elevation has been changed to light beige like the rest of the elevations, so that is the only change to the plan.

Commissioner Chandler asked what areas the displays have been removed from. Mr. Starks showed where the panels are. They could not decide what they were supposed to be, whether it is movie posters for coming attractions or artwork, so they just got rid of it because they couldn't decide at corporate which way to go. They will be painting the current decorative area one color and painting the field a second color.

Commissioner Siepert asked when this work would be completed. Mr. Starks said the exterior work cannot be completed until spring. The lobby will be completed by spring. Some of the auditoriums will be completed before Christmas.

Commissioner Siepert moved that Plan Commission approves the building plans for Marcus South Shore Cinema, for the property at 7241 S. 13th Street, and that the proposed signs are not part of this approval. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

Plan Review
Love's Corporation
9650 S. 20th St.
Tax Key No. 904-9000

Ms. Papelbon provided an overview of the proposal.

(via Skype and phone) Josh Couch, 10601 S. Pennsylvania Avenue, Oklahoma City, OK described the purpose of the building modifications. Mr. Couch stated that if they were not allowed to have the cement fiber panels, he would have to contact upper management to determine if they would move forward with the addition, as there is a substantial cost difference in the two building materials.

Commissioner Chandler asked what the purpose was of the structures. Mr. Couch stated they are looking for a better environment (enclosed) for a service area for work on trucks.

Commissioner Chandler asked if now that the area is enclosed if it will need HVAC and fire sprinklers. Mr. Couch stated there will be ventilation equipment. Asst. Chief Kressuk stated when the building was constructed they would have looked at the Code requirements because the overhang of the roof would be counted as the requirement for the sprinkler. Asst. Chief Kressuk encouraged the applicant to contact him to see how this fits into the local ordinances, which define what a service garage is and the associated sprinkler requirements. Those may be more stringent than the NFPA standards and should be talked about early on in the project. Mr. Couch stated this is not a full-service garage with an oil change pit. It is more or less just tire care.

Ms. Papelbon stated the proposed location is east of the existing diesel fuel canopy and will not be very visible from 20th Street. Enclosing the existing bays does not require additional landscaping as the building is in the middle of an existing parking lot and would be extremely difficult to put in landscaping around that building. The existing stockade fence

on the east is also going to remain to screen the compressor and storage areas. Basically the additions are enclosing what is already there. The existing screening will remain. Commissioner Chandler asked if there will be any new or additional equipment added to the area. Mr. Couch responded there will be no additional equipment, just lighting and a mechanical exhaust system.

Commissioner Siepert asked if there will be any additional signage on the building. Mr. Couch responded no.

Commissioner Dickmann asked for clarification of existing building materials. Ms. Papelbon responded that the original building was constructed of split face concrete block to match the main building. The proposed cement fiber panels are what require a $\frac{3}{4}$ majority approval of the Plan Commission.

Alderman Guzikowski moved that Plan Commission approves the site and building plans submitted by Randy Swain and Josh Couch, Love's Corporation, for the property at 9650 S. 20th St., subject to the condition that all building and fire codes are met.

Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:15 p.m.