

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
April 29th, 2015

Chairman Kevin Mataczynski called the meeting of the Planning Commission to order at 7:02 P.M. Commission members present included Jim Hampton, Harlan Hebbe, Ryan Burnett, Tom Steele, and Christine Nykiel. Laura McGucken was excused. Also present was Zoning Administrator Dan Dziadosz, Community Development Director Steve Kunst, and Planning and Zoning Assistant Spencer Houk.

MINUTES:

Motion by Tom Steele, seconded by Harlan Hebbe to approve the April 8th, 2015 regular planning commission meeting minutes. Motion carried 5-0.

PUBLIC HEARINGS:

a) ServiceMaster., Property Owner requesting a modification to the Unified Development District Precise Implementation Plan for the purpose of a building addition at the property addressed 5201 Lilac Lane; parcel # 34.142807.0GL.003.04.00; per RMMC Sec. 17.233- Unified Development District Procedures. PC Docket #2015-07

Steve Kunst introduced the item. The floor area ration is exceeded by 1%, however the landscape requirements were exceeded the requirements. The Commission commented and questioned on the site plan. Tom Steele questioned if the evergreens on the lot will remain. Staff stated that will remain and will act as a natural buffer for the buildings located to the East, and there is a setback of 27 feet at the property line.

PUBLIC COMMENT PERIOD:

NONE

PUBLIC COMMENT PERIOD CLOSED:

Motion by Tom Steele, seconded by Christine Nykiel to approve the request by ServiceMaster for a modification to the Unified Development District Precise Implementation Plan for the purpose of a building addition at the property addressed 5201 Lilac Lane; with conditions. No exterior washing of vehicles or dumping onsite, and maintain the natural existing buffer of trees to the east of the property. Motion carried 5-0.

b) Kwik Trip, Inc., property owner requesting a Conditional Use approval to allow for a new convenience store, fueling station, and outdoor display on the properties addressed: 2805 and 2807 Rib Mountain Drive, 1506 and 1602 Robin Lane and 1501 Bluebird Lane; parcel #'s 34.032807.015.016.00.00, #34.032807.015.02.00.00, #34.032807.015.021.00.00, #34.032807.016.003.00.00, and #34.412.003.001.00.00. Per RMMC Sec. 17.056(4)(g)- In- Vehicle Sale or Service. PC Docket #2015-02

Troy Mlezia (Real Estate Development Manager, Kwik Trip, Inc.) presented the intentions and plans for proposed Kwik Trip before the Plan Commission. Kwik Trip, Inc. is proposing a fueling station and convenience store located at the above described properties. Project plans include razing the current

structure located on the properties, and replacing it with a new Kwik Trip Facility; similar to those located in the area presently. Project will include new storm water facilities; and will include roughly 50% greenspace or equal to what is presently located on the site(s). This facility will be around a \$2 million dollar investment, and will be open 24 hours a day.

The Commission then began commenting and questioning on the proposed project. Christine Nykiel questioned the business rationale behind the placement of the store, given the location of a Kwik Trip to the south on Rib Mountain Drive. Troy Mlezia stated that this geared as neighborhood store and not towards the I-39 traffic as is the case at the Kwik Trip location to the South.

Harlan Hebbe questioned why Rib Mountain needed another fueling station and convenience store, given the close proximity of other C-store's and fueling stations. While Kwik Trip may provide 20+ jobs, he questioned the cost to the community and to existing jobs.

The Commission had numerous questions on the traffic patterns associated with the store. Jim Hampton questioned the lighting given the 24 hour nature of Kwik Trip's, and the traffic patterns. Troy Mlezia stated that they have worked with staff to address the traffic patterns. The traffic study indicated that this intersection will operate at level C or better. They have also worked with staff to address lighting and the "car dealership effect", and lighting will exceed the requirements. Staff stated that the traffic analysis is not yet completed, and from a procedural standpoint it is not typically completed at this time.

Tom Steele questioned the storm water management plan and what it entailed. Staff stated that it is intended to be a dry infiltration pond, and that the pond is safe. Tom Steele questioned if anything of what Kwik Trip has done to this point is not allowed, staff stated that they have done everything at Neighborhood Commercial or better.

Christine Nykiel questioned the flexibility in regards to the hours of operation, and if there will be large trucks on Robin Lane. Troy Mlezia stated that deliveries will occur normal business hours, and no large trucks will utilize Robin Lane. Fuel deliveries will occur closest to Rib Mountain Drive. Kevin Mataczynski questioned if the turning radius was adequate. Troy Mlezia stated that it is adequate, based on an internal study done by Kwik Trip. Kevin Mataczynski questioned if the school crossing has been addressed, Troy Mlezia stated that it has been and staff is continuing to work on it.

Steve Kunst added that staff received a complete application from Kwik Trip, and what is before the Plan Commission today is different than what was initially delivered to staff.

PUBLIC COMMENT PERIOD:

Scott Miles of 7101 Sunrise Court: Did not state a stance on the proposed Kwik Trip; questioned what the conditional use process was, the turning radius of trucks, and signage.

Jim Lowe of 1401 Bluebird Lane: Opposed to the proposed Kwik Trip, due to the amount of other gas stations in Rib Mountain.

Patty Peters of 1603 Bluebird Lane: Opposed to the proposed Kwik Trip; due to the close vicinity of her house as well as concerns over increased traffic.

Chris Gulsvig of 2901 Dove Avenue: Opposed to the proposed Kwik Trip; due to his fears of increased crime and potential for increased traffic.

Steve Winger 2807 Dove Avenue: Opposed to the proposed Kwik Trip; due to the potential for increased traffic.

Glen Witter of 800 Imm Street: Spoke in favor of the proposed Kwik Trip; stating the development of the former Dollar Mountain site is good for Rib Mountain.

Bonnie Heding of 905 Tulip Lane: Opposed to the proposed Kwik Trip; stating concerns over the potential pollution associated with the project.

Linda Parmely of 3007 Heron Avenue: Did not state a stance on the proposed Kwik Trip; stated she would like to see more information on other Kwik Trips.

Mike Tomsyck of 2906 Partridge: Opposed to the proposed Kwik Trip; would rather see a different development there.

Jason Pritrick of 1802 Lily Lane: Opposed to the proposed Kwik Trip; stating it would cause competition with IGA and other convenience stores in Rib Mountain. Concerns over traffic and potential dangers to children.

Roy Hankey-stated living next to Horace Mann: Opposed to the proposed Kwik Trip; stating he has never purchased gas from one.

James Speckhart of 8404 Southridge Drive: Spoke in favor of the proposed Kwik Trip; stating the development of the former Dollar Mountain site is good for Rib Mountain.

Ashley Jablonski of 2805 Dove Avenue: Opposed to the proposed Kwik Trip; stating concerns over wildlife.

Rodger Deffner of 1602 Bluebird Lane: Opposed to the proposed Kwik Trip; because of the impacts that it will have.

James Nauta of 728 East Lakeshore Drive: Opposed to the proposed Kwik Trip; stating concerns over storm water management.

Jeremy Nass of 1904 Robin Lane: Did not state a stance on the proposed Kwik Trip; stated concerns over current traffic in the area of the proposed Kwik Trip.

Lette Becker of 3005 Pheasant Avenue: Opposed to the proposed Kwik Trip; stating the present condition of the site is okay. Also had concerns over the impacts to pedestrian and bicycle traffic.

Caroline Sell of 7201 Goldenrod Court: Opposed to the proposed Kwik Trip; stating that she has concerns over the safety of her job.

John Apply of 3204 Martin Avenue: Opposed to the proposed Kwik Trip; stating concerns of increased traffic.

Maxine Frahm of 2903 Dove Avenue: Opposed to the proposed Kwik Trip; stating concerns over storm water management.

Gary Kickbush of 4203 Kinglet Circle: Opposed to the proposed Kwik Trip; did not state a specific reason.

Don Wylde of 2600 Rib Mountain Drive: Did not state a stance on the proposed Kwik Trip; stating that he would like to information on the median break on Rib Mountain Drive in close proximity to the location. Would like to see it extended.

Joyce Steburn of Dove Avenue: Opposed to the proposed Kwik Trip; stating concerns over safety due to the potential for increased traffic.

PUBLIC COMMENT PERIOD CLOSED

The Commission allowed for Troy Mlezia to respond to any questions that were presented by the public. The Commission they commented and questioned on various items that were brought before the Plan Commission during the Public Hearing. The Commission stated that they had issues making a final decision without all materials before it.

Motion by Harlan Hebbe, seconded by Ryan Burnett to deny Kwik Trip, Inc. request for a conditional use approval to allow for a new convenience store, fueling station and outdoor display at the properties address 2805 and 2807 Rib Mountain Drive, 1506 and 1602 Robin Lane and 1501 Bluebird Lane; parcel #'s 34.032807.015.016.00.00, #34.032807.015.02.00.00, #34.032807.015.021.00.00, #34.032807.016.003.00.00, and #34.412.003.001.00.00. Per RMMC Sec. 17.056(4)(g)- In- Vehicle Sale or Service. Motion failed 3/2. With Christine Nykiel, Tom Steele, and Jim Hampton voting no; Harlan Hebbe and Ryan Burnett voting in favor.

Motion by Tom Steele, seconded by Jim Hampton to table Kwik Trip, Inc.'s request for a conditional use approval to allow for a new convenience store, fueling station and outdoor display at the properties address 2805 and 2807 Rib Mountain Drive, 1506 and 1602 Robin Lane and 1501 Bluebird Lane; parcel #'s 34.032807.015.016.00.00, #34.032807.015.02.00.00, #34.032807.015.021.00.00, #34.032807.016.003.00.00, and #34.412.003.001.00.00. Per RMMC Sec. 17.056(4)(g)- In- Vehicle Sale or Service. Motion passed 3/2. Christine Nykiel, Tom Steele, and Jim Hampton voting in favor; Harlan Hebbe and Ryan Burnett voting nay.

Commission would like more information pertaining to:

- a) Traffic Analysis
- b) Storm Water Management

c) Buffer yard Requirements

Commission commented and questioned on a 2nd public hearing versus a public meeting, and discussed possible dates. Options discussed included May 13th, 27th, and June 10th or 24th.

NEW BUSINESS:

- a) *Discussion and possible action regarding appointment of a Vice-Chairperson for the Town of Rib Mountain Plan Commission.*

Tabled for discussion at a later time.

OLD BUSINESS: **NONE**

CORRESPONDENCE/ QUESTIONS:

- a) Email from Jonathan Hultz, with concerns over 4th of July Celebrations.

- b) Aveda Memory Care Unit located at 3407 Hummingbird Way. Approval at a staff level for a rear yard addition for a sun room. Staff stated no concerns over the addition due to no change from its current use.

ADJOURN:

Motion by Tom Steele, seconded by Harlan Hebbe to Adjourn. Motion Carried 5-0. Meeting Adjourned at 8:49 p.m.

Respectfully Submitted,
Spencer Houk, Planning and Zoning Assistant