



TOWN OF HULL
**PLAN COMMISSION
MEETING**

January 16, 2018
TIME: 5:30 p.m.

- 1. CALL THE MEETING TO ORDER:** The Town of Hull Plan Commission Meeting was called to order on January 16, 2018 by Chairperson John Holdridge at 5:30 p.m. at the Town of Hull Municipal Building, 4550 Wojcik Memorial Dr., Stevens Point, WI 54482.

Present: John Holdridge, Paul Kubowski, Jan Way, Bob Enright, Dennis Ferriter, Jocelyn Reid, and Plan Commission Secretary Patty Amman.

Excused: Bob Bowen

Also present: Bob Rutta, Dave Wilz, Tracy Pelky, Kristen Johnson, Kristen Mendyke, Collin Konopacki, Ken & Jane Somers

- 2. APPROVAL OF MINUTES OF THE NOV. 8, 2017 Hull Plan Commission meeting:**
Motion to approve the minutes of the meeting of the Nov. 8, 2017 was made by Bob Enright seconded by Dennis Ferriter. Motion carried by voice vote.

- 3. ANNOUNCEMENTS; CHAIRPERSON AND PLAN COMMISSION MEMBERS.**

Chairperson Holdridge made some general announcements including Agenda Item #5 being postponed until a special Hull Plan Commission meeting scheduled for Tuesday, January 30, 2018 as a public hearing.

- A meeting with Jewell Engineering (out of Wisconsin Rapids) for North Second Drive road reconstruction project will be tomorrow (1-17-18). That road will be reconstructed from the City line up to Hwy. X and include pedestrian lanes as it's a very busy road for all users. This is a big project that will take about 2 years and cost around \$2.5 million dollars.
- Well 11 Agreement is awaiting some minor wording corrections before final signatures.
- High-speed internet/broadband expansion happening in north Hull via grants to Amherst Telephone Company who is laying fiber optic cable in-ground to facilitate better internet access.
- Decisions made tonight will pass along to the Hull Board meeting of Feb. 12, 2018. This Plan Commission is only advisory to the Hull Town Board.
- A County EMS Survey was given to Hull Plan Commission members who did not already receive the survey, to be filled out and returned by the end of January.

4. CITIZENS WISHING TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS MAY BRING THEM UP AT THIS TIME. CITIZENS WISHING TO ADDRESS AGENDA ITEMS CAN DO SO WHEN THE AGENDA ITEM IS UNDER DISCUSSION. *None.*

5. KYLE KLUCK PROPOSED SUBDIVISION FURTHER REVIEW.

- Briefly, the option #5 map was shown to the group showing the suggested 20' wide walking path connecting Sunny Crest and the Jordon Acres Park area to the proposed new subdivision road. Possible additional changes may be made to this plan. See special meeting scheduled for 1-30-18 to start at 6:00 p.m.

Not taken up at this meeting due to no representative being available for Kyle Kluck. This item re-scheduled for 1-30-18 (a special/extra) Hull Plan Commission (public hearing) meeting.

6. Mendyke rezoning request of approximately 2.07 acres from C3 Commercial to C4 Highway Commercial located at the NW corner of Stanley Street and Wilshire Boulevard N. – Kristen Johnson, Portage Co. P&Z.

- Kristen Johnson from County P&Z Dept. explained what is being requested and why.
- The property is currently zoned for C3 Commercial and right now the operation is selling auto parts and doing auto repair. It is a non-conforming status as it is now which means they can continue to do what they are doing, but they cannot expand it.
- Mendyke's are requesting to add auto sales to the list of what the property can be used for and this would require the re-zoning to C4 Highway Commercial. C3 does not allow car sales.
- This property is within the City's Wellhead Protection Zone C which requires any new business which is not connected to municipal sewer to go through the County Board of Adjustment special exception approval. This is an extra step that would need to happen beyond the rezoning process. Looking for input from the City, Town and County as well as surrounding neighbors in regards to water impact this may have.
- The process would be, if the Plan Commission recommends approval of this re-zone request, it would go to the Hull Town Board for approval then on to the County level. It is about a 4 or 5 step process.
- Plan Commission members expressed concerns about the existing wide driveway's very close proximity to the stop sign at Wilshire and Stanley. Suggestions were made to make the driveway smaller and further away from that stop sign. Mendyke's were planning to reconfigure that driveway in the process of adding auto sales.
- Concerns were also brought up about issues of possible water contamination with various vehicle fluids being changed at the repair shop and with auto sales. The County Board of Adjustment can take up discussion of how waste containment is handled. Tracy Pelky felt the BOA will require this property to account for how they will handle the waste/hazardous materials.
- Bob Enright asked if there are monitoring wells under the existing C3 zoning of this property and Tracy Pelky felt there probably was not. There could be a condition made to install monitoring wells if the Town chooses to make that recommendation. The County Water Quality Specialist will also review this request and might also make that

recommendation. Bob Enright recommended monitoring wells for this re-zone request as part of the approval process.

- The surrounding properties to this lot are in the City. When the County does their review, they will inform/invite the surrounding neighbors within 300 feet to that County meeting. Also, when the Town of Hull has their Feb. 12, 2018 Town Board meeting, an invite/agenda will go out to surrounding landowners.
- Jan Way asked if some of the many trees on that property would be taken down. The lot is more than 2 acres, mostly trees, so not all the trees will be removed.
- Dennis Ferriter asked about the viability/need of a used car lot for that specific area. The owners indicated this has been investigated and it seems there is a need for this use.
- Bob Enright asked about the other car dealerships in the area and how they are affected by the Wellhead Protection zone. Tracy Pelky said those dealerships are within the City and so are administered by the City of Stevens Point and the City's requirements.
- John Holdridge asked Tracy Pelky if the City has monitoring wells for the nearby car dealerships that are within the City. Tracy will inquire with the City to find that out.
- Paul Kubowski asked if the existing driveway could be moved because of the car accidents at that busy corner. Auto sales would just add to the amount of traffic coming into that driveway. Mendyke indicated there are currently 4 different entrances/driveways to the property. Tracy Pelky said usually the Board of Adjustment looks at traffic flow situations for this kind of request.
- This request will pass along to the Hull Board meeting of 2-12-18.

A motion was made by Jan Way to approve passing this request for re-zoning along to the Town Board including a recommendation by Bob Enright suggesting installation of monitoring wells for this property as part of the re-zoning and consideration of the impact on water by that property. Motion was seconded by Paul Kubowski. Motion passed.

7. Bob Rutta request for Hull Comprehensive Plan amendment to change Hull future land use designation of wetland boundaries by adoption of resolution for property off Willow Springs Drive. - Kristen Johnson, Portage Co. P&Z.

- Kristen Johnson from County P&Z reviewed the request and what it entails. The entire property right now is zoned conservancy but there is enough land within that part that a portion of it can be rezoned to A4 to be able to build a house.
- Wetland delineation was done by Eric Norton to determine where the wetlands currently are. Just the upland area would be re-zoned. Not the whole lot(s).
- Bob Enright asked about any risk to the groundwater with a proposed septic system. Tracy Pelky said the mound type system will treat the effluent as required. They will be adding sand to meet the requirements for the mound system. Some fill will probably be added for the house slab as well to raise it up some.
- Tracy Pelky explained these will be 2, 5 acres lots and a soil test has been done. Groundwater is at approximately 13 inches. The house would have a mound system, no basement. Rutta's want it handicap accessible so just one level with no stairs. They would not have to cross any wetlands with the driveway. The house Rutta's proposed would sit straddle the 2 lots where the biggest piece of upland is located.

A motion was made by Dennis Ferriter to pass this resolution on to the Hull Town Board with a recommendation for approval of the resolution to change Hull future land use designation of wetland boundaries for this portion of property. Motion seconded by Jocelyn Reid. Motion passed.

8. Bob Rutta preliminary request for rezoning of approximately 2.06 acres off Willow Springs Drive from Conservancy to A4 General Ag. - Kristen Johnson, Portage County P & Z Dept.

- This portion addresses the rezoning of the previously discussed 2.06 acres off Willow Springs Drive from Conservancy to A4 General Ag. This does not need County Board of Adjustment review/approval.

A motion was made by Jan Way to approve the request for rezoning 2.06 acres off Willow Springs Drive from Conservancy to A4 General Ag and pass that recommendation on to the Hull Board for approval at the Hull Board Feb. 12, 2018 meeting. Motion was seconded by Paul Kubowski. Motion passed.

9. Milanowski proposed cul-de-sac off Woodview Drive – Heidi Milanowski, Tracy Pelky from Portage Co. P&Z.

- Collin Konopacki, a civil engineer, explained this is a new 9 lot proposed subdivision off Woodview Drive.
- The proposed cul-de-sac would be crossing the smallest portion of wetlands possible. They have delineated the wetlands. Eric Norton from the Army Corp of Engineers was involved in that, dated January 12, 2018 (Tracy shared a copy of that letter with Hull staff).
- To limit the footprint in the wetland area, the roadway is narrower in a portion of the area. Roadway traffic would be limited to the 9 lots.
- Collin talked with Dave Medine and on the first couple of lots, there could be conventional septic systems, but the rest of the lots would need mound septic systems.
- John Holdridge wants Pete Kaminski, Hull Road Foreman, to see this plan to make sure there will not be plowing issues with this cul-de-sac. John will see to it that Pete sees this plan.
- Collin said the cul-de-sac is standard size, it is just the roadway to it that is somewhat smaller. The new road is about 900 feet long.
- The lots have some open areas but a lot of it is woods right now.
- The lots range from 2 acres up to 5 acres in size.
- This would need approval from the Town Board, the County as a County Plat to be reviewed by the County P&Z Committee.

A motion was made by Dennis Ferriter to approve passing this request for the proposed cul-de-sac off Woodview on to the Hull Board Feb. 12, 2018 meeting for their review and approval. Motion was seconded by Jan Way.

10. DATE OF NEXT MEETING: *Although the next regular Plan Commission meeting will be held on March 20, 2018, there is a special extra Plan Commission meeting scheduled for Tuesday, January 30, 2018 to take up the Kluck proposed subdivision further review. Dennis Ferriter cannot make the 1-30-18 meeting and due to Paul Kubowski's schedule, the 1-30-18 meeting will start at 6:00 p.m. instead of 5:30 p.m.*

11. ADJOURNMENT: *Motion made by Dennis Ferriter to adjourn meeting, seconded by Jan Way. Motion carried by voice vote. Meeting closed at 6:30 p.m.*

Respectfully submitted,

Patty Amman, Plan Commission Secretary
Town of Hull, Portage County