

TOWN OF MENASHA
PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 20, 2007 at 5:00 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission Meeting of June 20, 2007 to order at 5:00 PM.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman(5:03) Aaron Sabel Kris Koeppe
Terry Buck Michelle Allness Michael Van Dyke
Staff: George Dearborn, Community Development Director
Mark Mommaerts, Associate Planner
Jennifer Williams-Klauk, Intern

EXCUSED: None

ABSENT: None

ALSO PRESENT: R. Winter J. Ourada L. Gorman L. Danker
Gary Layendecker Dale Youngquist Mel Schultz Michael King

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES – May 16, 2007

The minutes of May were reviewed. Motion by Chairperson Bellmer, seconded by Commissioner Van Dyke to approve the minutes of the May 16, 2007 meeting. Motion carried 6-0-1(Commissioner Jochman).

COST BENEFIT ANALYSIS

The cost-benefit table for May shows that there is a positive cost-benefit of \$18,000 per year due to commercial/industrial development and multi-family development.

	<i>Cost or Benefit of New Development</i>			
	<i>May 2007</i>			
	<i>This Month</i>		<i>To Date</i>	
	<i>Value</i>	<i>Cost/Benefit</i>	<i>Value</i>	<i>Cost/Benefit</i>
One & Two Family Dwellings	\$1,696,000	(\$1,172.78)	\$4,311,000	(\$2,981.06)
Multiple Family Dwellings	\$499,500	\$1,753.89	\$1,283,500	\$4,506.75
Commercial/Industrial Development	\$1,704,000	\$5,983.26	\$4,804,000	\$16,868.29
Total	\$3,899,500	\$6,564.37	\$10,398,500	\$18,393.98

NEW ITEMS OF BUSINESS:

1. Conditional Use Permit Modification – Jacobsen Creek Condos – Gary Laeyendecker – Westcreek Lane

Department of Community Development Director George Dearborn introduced the item.

Chairperson Bellmer asked if the one unit would be moved.

Director Dearborn stated that it would be moved in order for the trail to be relocated.

Commissioner Allness asked about the existing trail and whether the whole trail will be removed or just the portion in the wetlands.

Gary Layendecker, developer, stated that just the part in the wetlands will be removed.

MOTION: Commissioner Jochman, seconded by Commissioner Allness to approve the Conditional Use Permit Modification with the following conditions:

- The trail shall make a connection between the Hwy 10 trail and Westcreek Lane and shall be paved asphalt, as per Town of Menasha standards and specifications, from the curb to the Hwy 10 trail.
- The trail shall be 10-feet wide.
- The area on either side of the trail shall be landscaped with a combination of trees and shrubs and the landscaping shall be approved by the Community Development Department.
- The existing wood chip trail within the wetland area shall be removed and the land restored to its original state.

Motion carried unanimously.

2. County Zoning Text Amendment – Winnebago County Planning & Zoning Committee – Delete and Recreate Section 17.13(6), Adult Entertainment Overlay District

Department of Community Development Director George Dearborn introduced the item.

Chairperson Bellmer asked about the Town Attorney's opinion.

Director Dearborn stated that the Town's Attorney has not yet made formal action.

Commissioner Jochman asked about the possible locations in the Town if the setbacks were changed to 600 feet.

Associate Planner Mommaerts responded that there are limited locations throughout the Town and that each location would require a rezoning and CUP, if the text amendment were approved.

MOTION: Commissioner Jochman, seconded by Commissioner Van Dyke to approve the Text Amendment to the Adult Entertainment Overlay District as submitted.

Dale Youngquist, Town Supervisor, asked to clarify the map showing the commercial areas of the Town.

Director Dearborn clarified the map stating that the red areas were locations that an adult use could operate if the zoning and CUP were approved.

Commissioner Koeppel asked if Stars would be grandfathered under the new ordinance.

Associate Planner Mommaerts responded that they probably wouldn't be, but it is a County decision.

Motion carried unanimously.

OLD ITEMS OF BUSINESS:

3. Certified Survey Map – Martenson & Eisele – JJ Plank Corp. – 728 Watermark Court – 008-0118-04

Department of Community Development Director George Dearborn introduced the item.

The applicant has withdrawn the application.

OTHER BUSINESS:

4. Development Report – The Retail Center on the southeast corner of Cty Rd CB and West American Drive has started construction and will include a Tom’s Drive-In, Holiday’s Pub & Grill, and Stuc’s Pizza.
5. Building Permit Report

COMMUNICATIONS:

None for this meeting.

ADJOURNMENT:

MOTION: Chairperson Bellmer, seconded by Commissioner Allness to adjourn the meeting of June 20, 2006 at 5:35 PM. Motion carried unanimously.

Mark J. Mommaerts
Recording Secretary