

Draft
To Be Approved

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 17, 2007 at 5:00 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission Meeting of October 17, 2007 to order at 5:00 PM.

PRESENT: Chairperson: Alvin Bellmer
 Commissioners: Dennis Jochman Aaron Sabel Kris Koeppe
 Terry Buck Michelle Allness(5:05) Michael Van Dyke
 Staff: George Dearborn, Community Development Director
 Mark Mommaerts, Associate Planner

EXCUSED: None

ABSENT: None

ALSO PRESENT: Kelly Claflin Melvin Schultz Mark Stacie Max Ogden

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES – September 19, 2007

The minutes of September were reviewed. Commissioner Buck made a correction that the motion under Item #4 should read “develop” rather than “development”. Motion by Chairperson Bellmer, seconded by Commissioner Van Dyke to approve the minutes of the September 19, 2007 meeting with the noted changed. Motion carried 6-0-1 (Commissioner Allness excused).

COST BENEFIT ANALYSIS

The cost-benefit table for September shows that there is a negative cost-benefit for the month due to the One & Two Family Dwellings, but the cost-benefit is positive for the year.

<i>Cost or Benefit of New Development</i>				
<i>September 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	\$695,000	(\$480.59)	\$6,694,500	(\$4,629.25)
Multiple Family Dwellings	\$0	\$0.00	\$1,933,655	\$6,789.64
Commercial/Industrial Development	\$0	\$0.00	\$13,168,155	\$46,237.34
Total	\$695,000	(\$480.59)	\$21,796,310	\$48,397.74

NEW ITEMS OF BUSINESS:

1. Sign – PJ’s Café & Catering – Signs & Such – 1575 Plaza Drive

Department of Community Development Director George Dearborn introduced the item.

MOTION: Commissioner Jochman, seconded by Commissioner Van Dyke to approve the Sign with the following conditions:

- A permit shall be obtained for the sign.

Motion carried unanimously.

2. Sign – Neuroscience Center – Appleton Sign – 1305 West American Drive

Department of Community Development Director George Dearborn introduced the item.

MOTION: Commissioner Jochman, seconded by Commissioner Allness to approve the Sign with the following conditions:

- A permit shall be obtained for the sign.

Motion carried unanimously.

3. Certified Survey Map – Portside Builders – National Survey & Engineering – Jameson Street

Department of Community Development Director George Dearborn introduced the item.

Chairperson Bellmer asked why Sell Drive was mapped to the north of the site.

Director Dearborn stated that it was mapped as a part of a subdivision and that portions of Sell Drive have been vacated.

MOTION: Chairperson Bellmer, seconded by Commissioner Van Dyke to approve the Certified Survey Map with the following conditions:

- All taxes and assessments shall be paid prior to the Town affixing signatures on the Certified Survey Map.

Motion carried unanimously.

4. Rezoning – Ogden Development – 1320 West American Drive

Department of Community Development Director George Dearborn introduced the item.

Commissioner Jochman stated that the Commission reviewed plans approximately 5 years ago and asked how this was missed at that time, he also asked about the berm on the north side of the property.

Director Dearborn stated that staff was unsure how the rezoning was missed but said that they would look into it. He also stated that the berm is not really a berm and that it is a stockpile.

Max Ogden, Ogden Development, stated that the stockpile will be removed at a later date and that Davel Engineering is working on a drainage plan.

MOTION: Chairperson Bellmer, seconded by Commissioner Sabel to approve the Rezoning as submitted.

Commissioner Van Dyke asked the applicant when the stockpile would be removed.

Mr. Ogden responded that it would probably be next year, or when a project comes in.

Motion carried unanimously.

OLD ITEMS OF BUSINESS:

5. Ordinance Amendment – Chapter 29.07 – Sign Ordinance

Department of Community Development Director George Dearborn introduced the item.

Commissioner Van Dyke asked about the public hearing process in page 8 (7)(e).

Associate Planner Mark Mommaerts responded that the public hearing was to address any complaints.

MOTION: Commissioner Jochman, seconded by Commissioner Allness to approve Chapter 29.07 as presented on Oct 17, 2007 with the most recent changes. Motion carried unanimously.

OTHER BUSINESS:

6. Development Report

7. Building Permit Report – There were 5 single-family home permits issued in September.

COMMUNICATIONS:

The meeting for November will be on the second Wednesday, November 14th, due to the Thanksgiving Holiday.

ADJOURNMENT:

MOTION: Chairperson Bellmer, seconded by Commissioner Van Dyke to adjourn the meeting of October 17, 2007 at 5:40 PM. Motion carried unanimously.

Mark J. Mommaerts
Recording Secretary