

TOWN OF MENASHA
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 16, 2008 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission Meeting of April 16, 2008 to order at 5:15 PM.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman Aaron Sabel Kris Koeppe
Terry Buck Michelle Allness Michael Van Dyke
Staff: George Dearborn, Community Development Director
Mark Mommaerts, Associate Planner
Mike Kading, Park & Recreation Director

EXCUSED: None

ABSENT: None

ALSO PRESENT: Gerald Voigt Mike Lynch Joe Nemecek
Adam Delikowski Barb Knaack David Lathrop
Rory Burton Gary Zahringer Jerry Porsche
Jennifer Sunstrom Mike Dillon Mike Gibbons
Tom Shepeck Dennis Gerhart Clarence Peterson
Mike King

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES – Special March 5, 2008 & March 19, 2008

The minutes of the special March 5, 2008 meeting were reviewed. Motion by Commissioner Buck, seconded by Commissioner Sabel to approve the minutes of the special March 5, 2008 meeting. Motion carried unanimously.

The minutes of March 19, 2008 were reviewed. Motion by Commissioner Van Dyke, seconded by Commissioner Jochman to approve the minutes of the March 19, 2008 meeting. Motion carried unanimously.

COST BENEFIT ANALYSIS

The cost-benefit table for March shows that there is a negative cost-benefit for the month and the year because there has not been any multi-family or commercial/industrial development

	<i>Cost or Benefit of New Development</i>		
	<i>This Month</i>	<i>March 08</i>	<i>To Date</i>
	<i>Value</i>	<i>Cost/Benefit</i>	<i>Value</i>
One & Two Family Dwellings	\$529,000	(\$365.80)	\$959,000
Multiple Family Dwellings	\$0	\$0.00	\$0
Commercial/Industrial Development	\$0	\$0.00	\$0
Total	\$529,000	(\$365.80)	\$959,000

NEW ITEMS OF BUSINESS:

1. Sign – Appleton Sign – Mega Motor Works – 1590 S. Oneida Street

Department of Community Development Director George Dearborn introduced the item.

MOTION: Chairperson Bellmer, seconded by Commissioner Van Dyke to approve the message sign with the following conditions:

- The message sign may only be used to advertise activities conducted on the premises or to present public services such as time, date, temperature or weather.
- Traveling messages may travel no slower than sixteen (16) light columns per second and no faster than thirty-two (32) light columns per second.
- No message may be displayed for less than one-half (1/2) of a second and no message may be repeated at an interval of less than two (2) seconds.
- Failure to meet the above conditions shall constitute a violation of approval and the message sign shall be removed at the owner's expense.

Commissioner Jochman asked the owner if he was ok with the conditions listed.

Rory Burton, Mega Motor Works, stated that he wasn't aware of the conditions.

Associate Planner Mark Mommaerts clarified that the staff memo with conditions was sent to the applicant, which in this case was Appleton Sign Company and no information was provided as to who the owner was.

Motion carried unanimously.

2. Certified Survey Map – Martenson & Eisele – Kimberly Clark Corp. – 1040 Chapman Avenue

Department of Community Development Director George Dearborn introduced the item.

Chairperson Bellmer asked if the existing fence has to be removed from Lot 4.

Director Dearborn responded that it does not at this time.

MOTION: Chairperson Bellmer, seconded by Commissioner Jochman to approve the revised Certified Survey Map indicating 4-lots 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.

OLD ITEMS OF BUSINESS:

3. Ordinance Amendment – Chapter 6: Land Division Ordinance

Department of Community Development Director George Dearborn introduced the item.

Park & Recreation Director Mike Kading presented an overview and background of the park fees.

Commissioner Van Dyke asked how the formula was developed and if it was a template or unique to the Town.

Director Kading replied that the formula was developed as a part of the 2004 Park & Open Space Plan and that it is one of a variety of formulas used by consultants.

Mike Lynch, of Shady Land and Park Commission Chairman, stated that the residents in the Town have at past meetings supported park development.

Barb Knaack, of Irish Road, stated that she feels the Town is slowing development because of fees and that she wants all the residents to pay for park improvements and development.

Jerry Porsche, developer of Winding Creek Estates, stated that if the fees are too high they will be passed on to the buyers. He also suggested that the Town consider a \$500-\$1000 discount to encourage new development.

Tom Shepeck, developer of Jacobsen Meadows, stated that the timing for the fee change is not appropriate.

Jennifer Sunstrom, Gov. Affairs Director for the Realtors Association of Northeast Wisconsin, stated that housing choice and affordability is critical and that a study by the National Association of Home Builders found that for every \$819 rise in fees paid at the beginning of the construction process adds \$1,000 to the final price of a home. She also thinks that the Town should look at the facility needs assessment.

Director Kading responded that the needs assessment is part of the 2004 Park & Open Space Plan.

Adam Delikowski, Gov. Affairs Director for the Valley Home Builders Association, asked if the needs assessment meets the requirements of 2007 Act 44.

Director Dearborn stated that to provide services the money can come from 2 places, either from fees to new residents or raise taxes for existing residents.

Commissioner Allness stated that surveys show the residents do want parks and parks lead to an increase in the quality of life. She stated that several neighbors have corresponded that they would like to see the increase in fees. She also asked how the fees would apply to the existing subdivisions.

Director Dearborn stated that the intent is to exclude those areas that have been preliminary platted already.

Mr. Shepeck stated that he wants the grandfathering clause in the ordinance.

Joe Nemecek, of Susan Ave., expressed concern for the increase in fees.

Associate Planner Mark Mommaerts clarified that the Development Agreements address dedication of parkland and fees in lieu of parkland paid at the time of platting, whereas the park improvement fee is paid at the time of building permit issuance.

Commissioner Jochman stated that since there is time, a sub-committee should be formed to clarify these issues.

Mike Dillon, of Fox Burrow Ct. and Park Commissioner, stated that there is such a large increase now because there was no incremental increases before.

MOTION: Commissioner Jochman, seconded by Commissioner Van Dyke to table the Ordinance Amendments until the issues are resolved and a sub-committee to discuss the issues is created. Motion carried unanimously.

OTHER BUSINESS:

4. Development Report – No report at this time.
5. Building Permit Report

COMMUNICATIONS:

None for this meeting.

ADJOURNMENT:

MOTION: Chairperson Bellmer, seconded by Commissioner Allness to adjourn the meeting of April 16, 2008 at 7:19 PM. Motion carried unanimously.

Mark J. Mommaerts
Recording Secretary