

Plan Commission
 June 18, 2008
 Minutes Approved July 16, 2008

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, June 18, 2008 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission Meeting of June 18, 2008 to order at 5:15 PM.

PRESENT: Chairperson: Alvin Bellmer
 Commissioners: Dennis Jochman Aaron Sabel Kris Koeppe
 Terry Buck Shelly Allness Michael Van Dyke
 Staff: George Dearborn, Community Development Director
 Chris Poshek, Summer Intern

EXCUSED: None

ABSENT: None

ALSO PRESENT: Melvin Schultz Blong Yang Dale Youngquist Curt Fritz
 Bob Pansy Dave Schmalz Barb Knaack

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES – May 14, 2008

The minutes of May 14, 2008 were reviewed. Motion by Chairperson Alvin Bellmer, seconded by Commissioner Michael Van Dyke, to approve the minutes of the May 14, 2008 meeting. Motion carried unanimously 6-0.

COST BENEFIT ANALYSIS

The cost-benefit table for June shows that there is a negative cost-benefit due to One & Two Family Dwellings and no Multiple Family and Commercial/Industrial development however cost-benefit remains positive for the year as a whole.

	<i>Cost or Benefit of New Development</i>			
	<i>May</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	\$1,676,000	(\$1,158.95)	\$2,795,000	(\$1,932.74)
Multiple Family Dwellings	\$0	\$0.00	\$500,000	\$1,755.65
Commercial/Industrial Development	\$0	\$0.00	\$512,000	\$1,797.79
Total	\$1,676,000	(\$1,158.95)	\$3,807,000	\$1,620.69

NEW ITEMS OF BUSINESS:

- B-5 Sign Permit – State Farm Insurance – 1395 W. American Dr.**

Department of Community Development Director George Dearborn introduced the item.

MOTION: Vice Chair Dennis Jochman, seconded by Commissioner Michael Van Dyke to allow temporary sign permit for 60-90 days to visually gauge the size of the sign compared to the amount of frontage of the building. Commissioner Shelly Allness suggested to possibly hang a banner of similar size to see what the sign may look like comparable to the amount frontage of the building. The matter is to be reviewed and discussed next meeting. Motion carried unanimously 6-0.

2. CSM – Bob Pansy – 802 Butte St.

Department of Community Development Director George Dearborn introduced the item.

MOTION: Chairperson Alvin Bellmer, seconded by Vice Chair Dennis Jochman to approve the CSM to combine two parcels (008-1934 & 008-1935) for the purpose of a future addition 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 6-0.

3. B-5 CUP – Miron Construction – 1471 McMahon Dr.

Department of Community Development Director George Dearborn introduced the item.

MOTION: Chairperson Alvin Bellmer, seconded by Commissioner Shelly Allness and Vice Chair Dennis Jochman to allow the expansion of the Miron Construction building with current conditions. Motion carried unanimously 6-0.

4. CSM – Miron Construction – 1471 McMahon Dr.

Department of Community Development Director George Dearborn introduced the item.

MOTION: Commissioner Michael Van Dyke, seconded by Commissioner Kris Koeppe to allow the combining of lots (008-2400305 & 008-024003) for expansion of the Miron Construction building 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 6-0.

5. B-5 CUP – Consolidated Construction – Just West of 975 W. American Dr.

Department of Community Development Director George Dearborn introduced the item.

Commissioner Michael Van Dyke excuses himself.

MOTION: Chairperson Alvin Bellmer, seconded by Commissioner Aaron Sabel to approve conditional use permit for the construction of a new building for RestoreU with numerous conditions: redesign of loading dock, rotate the building, building of sidewalk, and beautify portion of the building facing W. American Dr.

Withdrawal of Motion #1

MOTION #2: Chairperson Alvin Bellmer, seconded by Vice Chair Dennis Jochman to approve conditional use permit for the construction of a new building for RestoreU at this time pending satisfactory progress on committees concerns about the project. Conditions to be met are: redesign of

loading dock so that semi-tractor trailers will not have to pull onto W. American Dr., rotate the building so that the front of the building is facing W. American Dr. and not Highway 10, building of sidewalk, and beautification of the building facing W. American Dr. This project will be brought back in front of the board at a later date for approval. Motion carried unanimously 5-0-1 (Excused: Commissioner Michael Van Dyke).

6. Amendment to the Winnebago County B-3 General Business District

Department of Community Development Director George Dearborn introduced the item and recommends approval.

MOTION: Vice Chair Dennis Jochman, seconded by Commissioner Shelly Allness to approve zoning amendment to allow drive-in establishments serving food or beverages for consumption outside the structure as a principal use. Motion carried unanimously 5-0-1 (Excused: Commissioner Michael Van Dyke).

OLD ITEMS OF BUSINESS:

1. Report on Status of Comprehensive Plan Update

Department of Community Development Director George Dearborn introduced the item and states very little has been accomplished on this front due to the lack of an Associate Planner.

OTHER BUSINESS:

- 1. Development Status** – Doing surprisingly well 9 single-homes, 2 duplexes, 1 multi-family, and 1 Commercial/Industrial building have been constructed since the beginning of the year.
- 2. Building Permit Report** – 121 other permits have been issued bringing the total of permits issued to 130 since the beginning of the year.

COMMUNICATIONS:

- 1. Memo from Park Commission** – Revising Park Land and Fees
- 2. Report on June 8th Sustainability Committee Meeting** – Discussed Sustainability Committee working processes and guiding principles, development and implementation of a trail and road construction strategy, grocery/co-op with locally grown produce, creation of an ordinance allowing Neighborhood Electric Vehicles (NEVs), providing input on 2009 town budget process, and rotate location sites or stay at same location.
- 3. Report on Status of Hiring Replacement Associate Planner** – Ria Hull has been hired as the new Associate Planner. She will begin work on July 7, 2008.

ADJOURNMENT:

MOTION: Vice Chair Dennis Jochman, seconded by Shelly Allness to adjourn the meeting of June 18, 2008 at 7:15 PM. Motion carried unanimously 5-0-1 (Excused: Commissioner Michael Van Dyke).

Christopher J. Poshek
Recording Secretary