

**\*\*\*TOWN OF MENASHA\*\*\***  
**PLANNING COMMISSION MEETING**  
**WEDNESDAY, JANUARY 14, 2009 at 5:15 PM**  
**MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

**CALL TO ORDER:** Chairperson Bellmer called the Planning Commission Meeting of January 14, 2009 to order at 5:15 p.m.

**PRESENT:** Chairperson: Alvin Bellmer  
Commissioners: Terry Buck, Dennis Jochman, Kris Koeppe, Aaron Sabel,  
Thomas Wroblewski

Staff: George Dearborn, Community Development Director; Ria Hull, Associate Planner

**ABSENT:** Michael VanDyke

**ALSO PRESENT:** Michelle Lloyd, Tim Acton

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES – December 10, 2008**

A motion was made by Chair Bellmer, seconded by Mr. Buck, to approve the minutes of December 10, 2008.

The motion carried – 6-0-1.

**COST BENEFIT ANALYSIS:**

The cost-benefit table for December shows that cost-benefit is positive for the year as a whole due to commercial and multi-family development.

	<i>Cost or Benefit of New Development</i>			
	<i>December 2008</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	\$460,000	(\$318.09)	\$5,613,000	(\$3,881.39)
Multiple Family Dwellings	\$0	\$0.00	\$950,000	\$3,335.74
Commercial/Industrial Development	\$0	\$0.00	\$1,789,758	\$6,284.38
<b>Total</b>	<b>\$460,000</b>	<b>(\$318.09)</b>	<b>\$8,352,758</b>	<b>\$5,738.72</b>

Plan Commission  
January 14, 2009  
Minutes Approved March 11, 2009

**NEW ITEMS OF BUSINESS:**

**Item 1 - CSM – Michelle Lloyd – 1520 Palisades Drive**

Mr. Dearborn introduced the item. He said that the applicant desires to combine two lots in order to avoid setback issues with putting an addition onto the west side of the house.

Chair Bellmer asked if there were any issues with the east side of the house not meeting the setback requirements. He asked if we can approve the CSM for a non-conforming structure.

Mr. Dearborn said that putting an addition onto the west side of the house would not add to the non-conformance.

A motion was made by Chair Bellmer, seconded by Mr. Koeppe, to approve the CSM for Michelle Lloyd at 1520 Palisades Drive with the following condition:

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

The motion carried – 6-0-1.

**Item 2 - Set Plan Commission Meeting Dates and Times for 2009**

Mr. Dearborn said that for the sake of consistency, it was suggested that Planning Commission meetings all be changed to the second Wednesday of the month instead of the third.

A motion was made by Mr. Jochman, seconded by Mr. Sabel, to approve, for the purpose of consistency, the Planning Commission meeting dates being the second Wednesday of every month.

The motion carried – 6-0-1.

**OLD ITEMS OF BUSINESS:**

There was no old business.

**OTHER BUSINESS:**

**Development Report**

Mr. Dearborn said that for the month of December, the cost-benefit of new development was negative, but for the year as a whole it was positive. He said that total permits for this year are down from last and that values this year are also down from last year. He said that new construction, residential and commercial, is down dramatically from last year, but additions are up dramatically.

**COMMUNICATIONS:**

**Report from Jan. 13, 2009 Sustainability Committee Meeting.**

Mr. Dearborn said that the Sustainability Committee now meets on the second Tuesday of every month and that they are looking for two new members. He said that there are Natural Step study circles starting up again at Heckrodt at the end of the month. He said that the solar panel project is moving ahead and that we are finalizing the contract. He said that the Town is looking to buy American manufactured panels and converters.

Chair Bellmer asked about the Lake Breeze condominiums landscaping issue.

Mr. Dearborn said that Ernie Lehl is organizing a meeting with the condo owners to discuss the issue.

Chair Bellmer asked about the electronic billboard issue.

Mr. Dearborn said that this is becoming a statewide issue. The electronic media companies are approaching communities all over the state to try and get them to allow electronic billboards. He said that this is something that will need to be looked at regionally.

Chair Bellmer asked about the cell tower that was supposed to be put up near Club West.

Mr. Dearborn said that he does not know what happened to it.

Mr. Dearborn also said that we will be looking to hire another intern for the Comprehensive Plan update.

**ADJOURNMENT:**

A motion was made by Chair Bellmer, seconded by Mr. Koeppe, to adjourn.

The motion carried.

5:45 p.m.

Ria Hull  
Recording Secretary