

*****TOWN OF MENASHA***
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 8, 2009 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER: Chairperson Bellmer called the Planning Commission Meeting of July 8, 2009 to order at 5:15 p.m.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman, Terry Buck, Kris Koeppe, Aaron Sabel, Michael VanDyke

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

ABSENT: Thomas Wroblewski

ALSO PRESENT: Barb Knack, Melvin Schultz, Tim Goss

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – June 10, 2009

A motion was made by Mr. VanDyke, seconded by Mr. Buck, to approve the minutes of Jun 10, 2009.

The motion carried – 6-0-1.

COST BENEFIT ANALYSIS:

Mr. Dearborn said that the cost-benefit for June is negative due to the fact that all new development has been exclusively single-family.

	<i>Cost or Benefit of New Development</i>			
	<i>June 2009</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	\$415,000	(\$286.97)	\$2,615,506	(\$1,808.62)
Multiple Family Dwellings	\$0	\$0.00		\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$0	\$0.00
Total	\$415,000	(\$286.97)	\$2,615,506	(\$1,808.62)

Barb Knack asked what the overall cost-benefit of commercial vs. homes is.

Mr. Dearborn said that, overall, industrial and commercial development generate a lot more in tax dollars than single-family homes. He said that the Town is fortunate to have a lot of industry, which allows us to keep taxes lower for residents. Considering all development in the Town, not just new development, the Town is doing well.

Ms. Knack asked about vacant homes and the abandoned motel.

Mr. Dearborn said that there are not many vacant homes and that the motel, even though vacant, is still generating tax revenue.

NEW ITEMS OF BUSINESS:

Item 1- CSM – Tim and Sandra Goss – 1162 & 1168 Manitowoc Road

Mr. Dearborn said that this is a simple CSM and that the property owners want to move their lot lines for the purposes of future sale. He said that Town staff recommend approval.

A motion was made by Mr. Jochman, seconded by Chair Bellmer, to approve the CSM for 1162 and 1168 Manitowoc Road 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 - Sign Permit – Ground Sign – Miron Construction – 1471 McMahan Drive

Mr. Dearborn said that the ground sign meets all the requirements and that staff recommend approval with conditions.

Chair Bellmer said that he can understand that the wall shouldn't be included in the sign area calculations.

A motion was made by Chair Bellmer, seconded by Mr. Jochman, to approve the ground sign for Miron Construction at 1471 McMahan Drive with the following conditions:

1. The ground sign and decorative wall shall be outside all vision triangles or at least 10 feet back from the right-of-way, whichever is greater.
2. There shall be at least 11.4 square feet of landscaping around the sign and decorative wall.
3. The sign shall not produce glare such that it interferes with the vision of drivers.

The motion carried – 6-0-1.

Mr. VanDyke asked if another sign would be allowed facing CB if they wanted one in the future.

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Ms. Hull said no because the Winnebago County Code only allows up to two ground signs per site and they already have another facing Hwy 10.

DEVELOPMENT REPORT:

Mr. Dearborn said that we are behind last year in commercial development, but we've had decent amounts of single-family. He said, overall, values are below last year. He said that Touchmark has been approved, though, which will raise values for the year when they come in to get their permits.

COMMUNICATIONS:

There was no Sustainability Committee meeting in June and the July meeting is not until July 14th.

ADJOURNMENT:

A motion was made by Mr. Jochman, seconded by Mr. VanDyke, to adjourn.

The motion carried.

5:40 p.m.

Ria Hull
Recording Secretary