

*****TOWN OF MENASHA***
PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 11, 2009 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of November 11, 2009 to order at 5:15 p.m.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman, Thomas Wroblewski (5:20), Michael VanDyke, Kris Koeppe, Aaron Sabel

Staff: George Dearborn, Community Development Director;
Ria Hull, Associate Planner; Mike Kading, Park and Recreation Director

ABSENT: Terry Buck

ALSO PRESENT: Brian Parish, Phil Rehberg, Virginia Rehberg

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – Oct. 14, 2009

A motion was made by Chair Bellmer, seconded by Mr. Sabel, to approve the minutes of October 14, 2009.

The motion carried – 6-0-1.

COST BENEFIT ANALYSIS:

Mr. Dearborn said that the cost/benefit is negative due to single-family homes. He said that he believes that commercial development will be up next year.

	<i>Cost or Benefit of New Development</i>			
	<i>October 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	\$457,000	(\$316.02)	\$3,769,506	(\$2,606.61)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$0	\$0.00
Total	\$457,000	(\$316.02)	\$3,769,506	(\$2,606.61)

NEW ITEMS OF BUSINESS:

Item 1 - CUP – 2400 Holly Road - Piranha Paper

Mr. Dearborn said that the property is zoned industrial and that it needs a CUP because it is a recycling business. He said that there will be some equipment and vehicles stored outside, but there will be no loose outside storage. He said that staff recommends approval.

Phil Rehberg, representing Piranha Paper, said that they are a secure document destruction company. He said that they also destroy CDs, DVDs, etc. He said that there will be no piles of scrap laying loose outside. He said that they are a very clean company. They will have 2-3 employees to start and then increase over time. He said that their Waukesha location has 35 employees.

Chair Bellmer said that he is concerned about paper blowing around.

Mr. Rehberg said that the only thing they will be storing outside is baled corrugated cardboard. No office paper will be stored outside. He said next spring we may want to put in loading docks.

Mr. Dearborn said that they will have to go through site plan review before any site work is done.

Mr. Jochman said that the Town has had bad experiences with companies that store material outside.

Mr. Rehberg said that they have had conditions put on conditional use permits before that required screening of stored material.

Mr. Jochman said that a condition of approval should be that all outside storage be screened or in containers.

Chair Bellmer said that a condition should also be that there is no loose storage.

Mr. Sabel said that he agrees with those conditions.

A motion was made by Mr. Jochman, seconded by Chair Bellmer, for approval of the Conditional Use Permit for Piranha Paper at 2400 Holly Road with the following condition:

1. Any loose material shall be in a container and any baled material shall be screened and not stored above the screening site line.

The motion carried – 6-0-1.

Mr. Dearborn said that this will go to the Town Board and then to the County for approval.

Item 2 - Rezoning – Fritse Park Floodplain

Mr. Dearborn said that when the floodplain delineation for Fritse Park was done, a depression in the park was included in the floodplain when it should not have been. He said that the Town asked FEMA to revise the map and FEMA agreed.

Mr. Jochman asked about the County building permit.

Mr. Kading said that as part of the condition to get the building permit, the Town had to get the floodplain map amendment from FEMA.

A motion was made by Mr. VanDyke, seconded by Mr. Sabel, to approve the floodplain rezoning for Fritse Park.

The motion carried – 6-0-1.

Item 3 – CSM Fritse Park (withdrawn)

Mr. Dearborn said that this is actually just a property line adjustment which does not have to be approved by the Plan Commission.

Item 4 - Discuss Planning Commission Dates for 2010

Mr. Dearborn said that we would like to go back to the 3rd Wednesday of the month for Planning Commission meetings because of conflicts with the Park Commission on the second Wednesday.

A motion was made by Mr. Bellmer, seconded by Mr. VanDyke, to approve the meeting calendar for 2010 with the Planning Commission meeting dates on the 3rd Wednesday of the month at 5:15.

The motion carried – 6-0-1.

OTHER BUSINESS:

Development Status and Building Permits

Mr. Dearborn said that we are above last year in single-family permits, but below in commercial development. He said that we are getting more calls about projects. He said that the sewerage treatment plant permits have been pulled.

Mr. Dearborn gave the Commission a summary of the status of the stormwater projects: Cold Spring pond is almost done; Tayco Pond is moving ahead as scheduled; and the purchase of Independence Pond has been approved.

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COMMUNICATIONS:

Sustainability Committee

Mr. Dearborn said that the Sustainability Committee is continuing its education and awareness efforts. He said that they are working on a green procurement policy and on energy efficiency for the municipal complex.

Report on Status of County Zoning Ordinance Rewrite

Mr. Dearborn said that the County Ordinance is coming along well and that we will get a draft to the Plan Commission as soon as we can in the next month or so.

ADJOURNMENT:

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

The motion carried.

5:50 p.m.

Ria Hull
Recording Secretary