

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

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

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman, Terry Buck, Kris Koepp, Aaron Sabel,
Staff: George Dearborn, Community Development Director;
Ria Hull, Associate Planner

ABSENT: Thomas Wroblewski, Michael VanDyke

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – Sept. 9, 2009

A motion was made by Chair Bellmer, seconded by Mr. Koepp, to approve the minutes of September 9, 2009.

The motion carried – 5-0-2.

COST BENEFIT ANALYSIS:

Mr. Dearborn said that the cost/benefit is negative due to single-family homes. Single-family house construction is up due to federal stimulus money.

	<i>Cost or Benefit of New Development</i>			
	<i>September 09</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)	\$3,312,506	(\$2,290.60)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$700,000	\$2,457.91	\$0	\$0.00
Total	\$1,157,000	\$2,141.89	\$3,312,506	(\$2,290.60)

NEW ITEMS OF BUSINESS:

Item 1 - CSM – 2380 Holly Road and 2341 American Drive

Mr. Jochman asked about the “ingress/egress easement” labeled on the CSM. He asked whether it was a designated road.

Mr. Dearborn said no.

Plan Commission
Oct. 14, 2009
Minutes Approved Nov. 11, 2009

A motion was made by Mr. Jochman, seconded by Chair Bellmer, to approve the CSM for 2380 Holly Road and 2341 American Drive with the following condition:

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

The motion carried – 5-0-2.

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 the Wastewater Treatment Plant permits will be in soon, so that will raise our values a bit.

COMMUNICATIONS:

Sustainability Committee

There was no Sustainability Committee meeting – it was rescheduled to Oct. 27.

Report on Status of County Zoning Ordinance Rewrite

Mr. Dearborn said that the zoning ordinance rewrite is proceeding as expected. He said that when the Town takes over zoning, we will have complete jurisdiction over all non-shoreland areas. In the shoreland areas we will have to be at least as restrictive as the County.

Chair Bellmer asked if a draft was available.

Mr. Dearborn said, no, not for the public yet.

Chair Bellmer asked about the timeframe we will have to adopt our own ordinance.

Mr. Dearborn said that we will have one year to adopt our own once the County adopts theirs.

ADJOURNMENT:

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

The motion carried.

5:35 p.m.

Ria Hull
Recording Secretary