

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 9, 2009 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of September 9, 2009 to order at 5:15 p.m.

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

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

ALSO PRESENT: Nick Vande Hey and Andy Schmidt, McMahon

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – August 12, 2009

A motion was made by Chair Bellmer, seconded by Mr. Koeppe, to approve the minutes of August 12, 2009.

The motion carried – 7-0.

COST BENEFIT ANALYSIS:

	<i>Cost or Benefit of New Development</i>			
	<i>August 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	\$1,248,000	(\$862.99)	\$2,855,506	(\$1,974.58)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$700,000	\$2,457.91	\$0	\$0.00
Total	\$1,948,000	\$1,594.92	\$2,855,506	(\$1,974.58)

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

Chair Bellmer said that it is nice to see the Fritse Park project begin.

NEW ITEMS OF BUSINESS:

Item 1 - 3-Lot CSM – Cold Spring Pond

Mr. Dearborn said that the CSM is to create outlots. We tried to previously do a CSM to adjust property lines, but the County would not approve it because the zoning of the properties would have to be adjusted.

Item 2 - 2-Lot CSM – Northern Road Pond

Mr. Dearborn said that there may be issues with the permitting of this pond by the DNR, but that we still want the Plan Commission to approve the CSM because it will be needed if the pond gets permitted.

Item 3 - 2-Lot CSM – Tayco Pond

Mr. Dearborn said that this CSM is creating two parcels – one for the pond and one for future development by Ken Syring.

Mr. Dearborn said that town staff recommend approval of all three CSMs.

Chair Bellmer asked about Northern Pond.

Mr. Dearborn said that the proposed pond on Northern Road will be an in-stream pond and that the DNR is still deciding whether they will allow in-stream ponds. He said that other communities are having the same issues. He said that we would not purchase the property if the pond is not permissible.

Chair Bellmer asked about the easement in the northwest corner of the Tayco CSM.

Mr. Dearborn said that it is a road dedication that would be our access to the pond and that it is also a property owner's driveway access to his home.

Mr. Dearborn said that Tayco Pond is a joint project with the City of Menasha and that the City Council and Town Board met jointly to approve the purchase of land and the project.

A motion was made by Chair Bellmer, seconded by Mr. Buck, to approve the 3-lot CSM for Cold Spring Pond 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 – 7-0.

A motion was made by Chair Bellmer, seconded by Mr. Buck, to approve the 2-lot CSM for Northern Road Pond 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 – 7-0.

A motion was made by Chair Bellmer, seconded by Mr. Jochman, to approve the 2-lot CSM for Tayco Pond 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 – 7-0.

Chair Bellmer asked for an update on the 2013 rule.

Nick Vande Hey, from McMahan, said that the League of Municipalities has been lobbying the State to extend the deadline to meet the 40% requirements. He said that it appears that the DNR most likely will not move on the 40% requirement, but may be willing to extend the deadline past 2013.

Item 4 - 3-Lot CSM – 2340 Holly Road and 2341 American Drive

Mr. Dearborn said that the CSM is for resale purposes.

A motion was made by Mr. Jochman, seconded by Mr. VanDyke, to approve the 3-Lot CSM for 2340 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 – 7-0.

Item 5 - 2-Lot CSM – 983 Haase Street

Mr. Dearborn said that a number of years ago, the applicant obtained a variance from the County to create a non-conforming lot. A CSM was approved, but never recorded so they are going through the approval process again. He said that this CSM will put the property line down the firewall of the building.

Chair Bellmer asked if this CSM just replicates the previous CSM that was not recorded.

Mr. Dearborn said yes, it does.

A motion was made by Chair Bellmer, seconded by Mr. VanDyke, to approve the 2-Lot CSM for 983 and 951 Haase Street 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 – 7-0.

OTHER BUSINESS:

Development Status and Building Permits

Mr. Dearborn said that the federal government's efforts to provide funds for new homes has worked; we are going to exceed the number of single-family permits from last year.

He said that we should see the building permits for the Grand-Chute Menasha West Treatment Plant come through soon, which should raise our values before the end of the year.

COMMUNICATIONS:

Sustainability Committee

Mr. Dearborn said that the Sustainability Committee discussed their Goals and Objectives for the Town Budget at their last meeting. He also said that the Committee will be hosting The Natural Step study circles, which will begin at the end of the month on the 29th.

Report on Status of County Zoning Ordinance Rewrite

Mr. Dearborn said that he has been attending the County Zoning meetings and that things are progressing as expected with the rewrite.

ADJOURNMENT:

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

The motion carried.

5:45 p.m.

Ria Hull
Recording Secretary