

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 18, 2010 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of August 18, 2010 to order at 5:15 p.m.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman (5:20p.m.), Kris Koeppe, Terry Buck, Michael VanDyke
Staff: George Dearborn, Community Development Director
Ria Hull, Associate Planner

EXCUSED: Aaron Sabel, Thomas Wroblewski

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – July 21, 2010

A motion was made by Chair Bellmer, seconded by Mr. VanDyke, to approve the minutes of July 21, 2010.

The motion carried – 5-0-2.

COST BENEFIT ANALYSIS:

Mr. Dearborn said that the cost benefit is negative for the month and the year as a whole due to the fact that single-family home construction costs more in services than it generates in revenue.

	<i>Cost or Benefit of New Development</i>			
	<i>July 2010</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	\$667,700	(\$461.71)	\$3,078,600	(\$2,128.85)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$0	\$0.00
Total	\$667,700	(\$461.71)	\$3,078,600	(\$2,128.85)

NEW ITEMS OF BUSINESS:

Item 1 - SCA Tissue Addition – 1451 McMahan Drive

Mr. Dearborn said that SCA is proposing a 7,323 square foot addition to the east side of their office building at 1451 McMahan Drive. He said they are also modifying their parking area. He said that the exterior façade will match the existing. He also said that the drainage plan has been approved and that the Site Plan Review Committee approved the site plan on Monday. He said that buy-in to Cold Spring pond is a requirement of the drainage approval.

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August 18, 2010
Minutes Approved Sept. 15, 2010

Chair Bellmer asked whether they could have built their own pond to deal with their stormwater runoff.

Mr. Dearborn said yes, they could have, but Cold Spring pond was overbuilt specifically so that businesses in the McMahon business park could buy in to it to cover their stormwater requirements.

A motion was made by Chair Bellmer, seconded by Mr. Buck, to approve the 7,323 square foot addition to SCA Tissue at 1451 McMahon Drive.

The motion carried – 5-0-2.

OTHER BUSINESS:

Development Status and Building Permits

Mr. Dearborn said that we are seeing an increase in building activity and that values are up from last year. He said that we are seeing more single-family homes than last year and that total values are up about \$10 million.

COMMUNICATIONS:

County Zoning Rewrite

Mr. Dearborn said that there have been no recent meetings, but that the rewrite is still on at this time, though it may be delayed a bit.

Airport Overlay

Mr. Dearborn said that there is an airport overlay meeting on the 25th.

Sustainability Committee

Mr. Dearborn said that the Committee adopted a Sustainability Policy and recommended that it be approved by the Town Board.

Chair Bellmer asked about the ponds and whether there are any more planned to be built soon.

Mr. Dearborn said that no ponds are planned to be built next year. He said that he Town is working on implementing the landscaping plans for the three current ponds.

ADJOURNMENT:

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

The motion carried. 5:40 p.m.

Ria Hull, Recording Secretary