

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 20, 2010 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of January 20, 2010 to order at 5:15 p.m.

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

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

ABSENT: Aaron Sabel

ALSO PRESENT: Margie Weiss, Mike Dillon, Jim Wise, Ed Bowen, Melvin Schultz

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – Nov. 11, 2009

A motion was made by Chair Bellmer, seconded by Mr. Buck, to approve the minutes of November 11, 2009.

The motion carried – 6-0-1.

COST BENEFIT ANALYSIS:

Mr. Dearborn said that the cost/benefit is negative for December and the year as a whole 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>December 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	\$336,000	(\$232.34)	\$5,481,506	(\$3,790.46)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$1,020,000	\$3,581.53
Total	\$336,000	(\$232.34)	\$6,501,506	(\$208.94)

NEW ITEMS OF BUSINESS:

Item 1 - 2 Lot CSM – A&W – 1462 and 1434 Appleton Road

Mr. Dearborn said that A&W is having a CSM done to shift their south property line to the north to provide for a more saleable property to the south.

A motion was made by Mr. Jochman, seconded by Mr. VanDyke, for approval of a 2-Lot CSM for 1462 and 1434 Appleton Road with the following condition:

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

Chair Bellmer asked about an easement for the driveway.

Ed Bowen, from Alexander and Bishop, said that there is an easement for the driveway that was recorded at time of sale with A&W.

The motion carried – 6-0-1.

Item 2 - CSM – American Drive - Bill Paul

Mr. Dearborn said that this CSM resolves a longstanding purchase option between Bill Paul and Mike Krueger. He said that, at this time, staff recommends tabling the item or approving it on the condition that a completed application form is filled out and the review fee is paid.

A motion was made by Mr. Jochman, seconded by Mr. VanDyke, to table Item 2 – the CSM for Bill Paul – due to the unpaid review fee.

The motion carried – 6-0-1.

Item 3 - Text Amendment – Winnebago County Construction Site Erosion Control and Stormwater Management Ordinance

Mr. Dearborn said that this text amendment is simply to give the County Land and Water Conservation Department more authority over the County's Stormwater Ordinance.

Chair Bellmer asked if the text amendment impacted us.

Mr. Dearborn said no.

A motion was made by Mr. Jochman, seconded by Chair Bellmer, to approve the text amendment to the Winnebago County Construction Site Erosion Control and Stormwater Management Ordinance.

The motion carried – 6-0-1.

Item 4 - Discuss Healthy Sustainable Business Neighborhoods Program Proposal – Dr. Margie Weiss

Mr. Dearborn said that Dr. Margie Weiss asked to come before the Plan Commission to present a concept for a sustainable business park in the Town.

Dr. Weiss said that she is representing a group who wants to encourage healthy and sustainable neighborhoods. She said that we want to work with businesses to achieve sustainable business practices and to help their employees adopt healthy lifestyles. She said that it could also contribute to economic development in the Town by bringing in new businesses and more workers.

Dr. Weiss said that the businesses will have to meet certain criteria and achieve certain goals to be a part of the program. She said that there will be an audit committee consisting of Town staff, a Town Board member, a Planning Commission member, a business representative and a subject matter expert. She said that a number of businesses in the McMahan Business Park have already expressed interest, including SCA, Miron, and McMahan – these businesses would be willing to participate in a pilot program.

Chair Bellmer asked about zoning incentives.

Mr. Dearborn said that we can use zoning incentives to promote the program once we get zoning authority.

Mike Dillon said that there are many benefits to such a program – environmental, health, economic.

Dr. Weiss also said that the businesses will have to give reports to the community so there will be educational benefits as well.

Mr. VanDyke asked if any other programs like this exist in other communities.

Dr. Weiss said not that she knows of.

Chair Bellmer asked if staff time would be too onerous.

Mr. Dearborn said that staff would not be extensively involved other than the occasional meeting.

Chair Bellmer said that this is something that the Planning Commission would support.

Dr. Weiss asked for a volunteer to be a part of the audit committee. Kris Koeppe volunteered.

Mr. Dearborn said that the Town Board will have to appoint the committee. He said that the Planning Commission can pass a resolution creating the Healthy Sustainable Business Neighborhoods which would then be passed by the Town Board.

OTHER BUSINESS:

Development Status and Building Permits

Mr. Dearborn said that two single-family home permits were issued in December and that the Town had more single-family permits in 2009 than 2008.

There was discussion about the status of the stormwater ponds.

COMMUNICATIONS:

Sustainability Committee

Mr. Dearborn talked about the Sustainability Committee meeting on the 12th. He said the Committee is looking to get an energy audit done for the Municipal Complex and to adopt a green procurement policy for Town operations. He said that the solar panels have saved the Town 6.2% on its energy bills for a month.

Report on Status of County Zoning Ordinance Rewrite

Mr. Dearborn said that the target date for adopting our own zoning is the end of this year. He said that the Town will have to form a ZBA (Zoning Board of Appeals).

ADJOURNMENT:

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

The motion carried.

6:15 p.m.

Ria Hull
Recording Secretary