

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 17, 2010 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of March 17, 2010 to order at 5:15 p.m.

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

ABSENT: Thomas Wroblewski

ALSO PRESENT: Barb Knack, Melvin Schultz

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – February 17, 2010

A motion was made by Chair Bellmer, seconded by Mr. VanDyke, to approve the minutes of February 17, 2010.

The motion carried – 6-0-1.

COST BENEFIT ANALYSIS:

Mr. Dearborn said that the cost/benefit is negative for February, but it is looking like new development will be up this year from last.

	<i>Cost or Benefit of New Development</i>			
	<i>February 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	\$422,900	(\$292.44)	\$677,900	(\$468.77)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$0	\$0.00
Total	\$422,900	(\$292.44)	\$677,900	(\$468.77)

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NEW ITEMS OF BUSINESS:

No New Business

OTHER BUSINESS:

Item 1 - Report on Municipal MS4 Permit

Mr. Dearborn said that the Town has to do an annual report on their MS4 Permit to the DNR. He said he is in the process of completing it now. He said that the Town is at 22% particulate reduction as of 2009; we need 40% by 2013. In 2009, the Town completed Cold Spring Pond and acquired land for Tayco and Independence ponds. He said that the Town completed an illicit discharge analysis in 2009. He said that public information on stormwater efforts can be found on the Town's website as well as at www.newwaterwisconsin.org and www.newsc.org.

Mr. Koeppe asked if the DNR is pushing back the 40% deadline.

Mr. Dearborn said, possibly, as long as the municipality has a plan to meet the 40% and can demonstrate an ongoing effort to move towards that goal.

Mr. Dearborn said that anyone who has fiscal concerns about the DNR mandates on the Town should contact their state legislators.

Item 2 - Discuss Airport Overlay

Mr. Dearborn said that the Airport seems serious about implementing this overlay. He said that the impact varies depending on the overlay zone. He said that, as it is written now, the overlay zone will allow the rebuilding of homes destroyed by fire/weather, and it will allow the building of new homes on lots that already exist in residential areas. He said that the overlay zone will have the most impact on vacant parcels and that further splitting of lots in the overlay zone will be prohibited. He said that the only way to avoid the airport overlay is to incorporate.

Mr. Jochman said that Outagamie County already has an airport overlay zone.

Mr. Dearborn said that is correct and they are just revising it to include parts of Winnebago County. He said that another issue is that they don't want stormwater ponds in the overlay zones.

Mr. Koeppe asked about whether there will be any potential "takings" with this new overlay zone.

Mr. Dearborn said that if they only restrict "new" development, then it is probably not a taking; it's just like a zoning ordinance.

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Chair Bellmer said that the restrictions really only affect residential uses and public gathering places.

Mr. Jochman said that there are also some minor limitations on industrial and commercial.

He said that the impact of the overlay, based on the Town's future land use map, is minimal.

Mr. Jochman said that Joe Nemececk had a good point at the last meeting when he said that the planes don't even follow the overlay paths all the time.

Item 3 - Discuss Status of County Zoning Rewrite

Mr. Dearborn said that three additional meetings have been planned and that April 1st is the next meeting date. He said that county staff is working with a consultant on the new zoning map and that implementation is still planned for this year. He said the main issue that could cause delays is other Towns not liking the new Ordinance. He also said that town staff is beginning to work on a Zoning Ordinance Draft.

Development Status and Building Permits

Mr. Dearborn said that we had 4 single family home permits in February, making it 5 total to date this year, which is up from last year. He said that the homes brought in \$555,170 in value in February, which is also up from last year. He said that we have had 84 building permits to date and 115 inspections.

COMMUNICATIONS:

Sustainability Committee

Mr. Dearborn said that the Sustainability Committee is going through The Natural Step. He said that the Town is working on waste reduction, and on a green procurement policy for the municipal complex. He said that the Green Procurement Policy will be going to the Town Board in the next month for approval.

ADJOURNMENT:

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

The motion carried.

5:55 p.m.

Ria Hull
Recording Secretary