

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, MAY 19, 2010 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of May 19, 2010 to order at 5:15 p.m.

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

EXCUSED: Michael VanDyke, Thomas Wroblewski

ALSO PRESENT: John Davel, Jim Wabiszewski

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – April 21, 2010

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

The motion carried – 5-0-2.

COST BENEFIT ANALYSIS:

Mr. Dearborn said that there has been no change from last month.

	<i>Cost or Benefit of New Development</i>			
	<i>April 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	\$0	\$0.00	\$1,057,700	(\$731.40)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$0	\$0.00
Total	\$0	\$0.00	\$1,057,700	(\$731.40)

NEW ITEMS OF BUSINESS:

Item 1 - Rezoning – 1084 Timber Run Drive

Mr. Dearborn said that the rezoning is for the purposes of the CSM. Two lots have to be zoned the same before they can be combined. He said that staff recommends approval.

A motion was made by Chair Bellmer, seconded by Mr. Jochman, for approval of the rezoning.

The motion carried – 5-0-2.

Item 2 - CSM – 1084 Timber Run Drive

Mr. Dearborn said that the CSM is for the purposes of future home expansion. He said that staff recommends approval.

Chair Bellmer asked about the reason for the smaller parcels behind the larger ones on Timber Run.

Mr. Dearborn said that the original property owner wanted a separate strip of land behind the single-family homes.

A motion was made by Mr. Buck, seconded by Mr. Jochman, to approve the CSM for 1084 Timber Run Drive.

The motion carried – 5-0-2.

OTHER BUSINESS:

Item 1 - Discussion of Proposed Sidelines Sign

Mr. Dearborn said that this is not an action item. He said that Sideline’s proposed wall sign does not meet Gateway signage criteria because it is a box sign. He said that Jim Wabiszewski wanted to come before the Planning Commission to discuss options.

Mr. Wabiszewski said that all the tenants of Gateway Plaza want a master sign for the complex, but the property owner won’t put one up. If they could get a master sign, then they wouldn’t be asking for approval of this sign. He said he feels he has no other option for visibility from the north. He said that he knows the box sign does not meet signage criteria, but an electronic sign is too expensive. He said that as soon as they get a master sign out front, they would be willing to take this box sign down.

The Planning Commission discussed options with Mr. Wabiszewski and decided it would make the most sense to modify the temporary sign permit provisions to allow temporary signs in Gateway Plaza until Gateway Plaza gets a master sign out by the road. This can be done without modifying the sign ordinance because the ordinance allows for the “discretion of the Community Development Director.”

Development Status and Building Permits

Mr. Dearborn said that a salon and a laundromat are proposed to go into the vacant building next to Subway. He said that there were no single-family home permits in April, but that we are still ahead of last year in total permits.

COMMUNICATIONS:

Item 1 - Update on Status of County Zoning Rewrite

Mr. Dearborn said that the next meeting about the County Ordinance is this Thursday. He said that we will be hiring an intern soon who can hopefully help with the ordinance writing.

Item 2 - Update on Status of Healthy Sustainable Business Neighborhood Program

Mr. Dearborn said that the Town Board will be appointing the HSBN Committee on June 14. He said that we have expanded the “neighborhood” concept to more of a “network” concept so that the businesses in the program don’t necessarily have to be right next to each other.

Item 3 - Sustainability Committee

There was no quorum at the Sustainability meeting in May.

Chair Bellmer asked about the airport overlay.

Mr. Dearborn said that the next meeting isn’t until June.

Mr. Jochman said the airport has RFPs out for a new fuel supplier. He also said that the airport is looking into buying 20 acres north of BB to construct a Fox Valley Safety Training School.

Mr. Koeppe said that the airport is putting up solar panels as well.

ADJOURNMENT:

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

The motion carried.

6:00 p.m.

Ria Hull
Recording Secretary