

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 19, 2011 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of December 8, 2010 to order at 5:15 p.m.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman, Kris Koeppe, Terry Buck, Aaron Sable, Michael VanDyke
Staff: George Dearborn, Community Development Director

ALSO PRESENT: Dale Youngquist, Town Supervisor; Jeff Sturgell, Town Administrator, Melvin Schultz, resident

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – December 8, 2010

A motion was made by Mr. Buck, seconded by Mr. VanDyke, to approve the minutes of December 8, 2010.

The motion carried – 6-0

NEW ITEMS OF BUSINESS:

Item 1 – Final Plat – Lakeshore Manor

Mr. Dearborn provided an overview of the final plat for the 8 lot subdivision located on the corner of Forkin Street and Tayco Road. This subdivision is a joint effort with the Town and City of Menasha along with developer Ken Syring to create an 8 lot subdivision and a regional detention pond.

The motion carried – 6-0.

COST BENEFIT ANALYSIS:

Mr. Dearborn provided an overview of the cost benefit analysis for December. He said that this analysis does not imply that there is no benefit to one and two family homes; it is just that, from a tax standpoint, one and two family homes don't generate as much revenue as commercial and industrial development. He said that for 2010 the cost-benefit ratio is positive.

	<i>Cost or Benefit of New Development December 2010</i>			
	<i>This Month Value</i>	<i>Cost/Benefit</i>	<i>To Date Value</i>	<i>Cost/Benefit</i>
One & Two Family Dwellings	\$0	\$0.00	\$3,563,600	(\$2,464.23)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$1,524,000	\$5,351.22
Total	\$0	\$0.00	\$5,087,600	\$2,886.99

OTHER BUSINESS:

Year End Review

Mr. Dearborn gave a final overview of 2010. He said that we had a total of \$34,517,407 in construction value this year, which is about 2.5 times more than last year. He said the KC and SCA expansions and the new construction of Roehl Transport contributed to the high values along with roofing and siding activity due to a hail storm that occurred in 2010.

Discussion of Zoning Implementation and Local Permitting

Mr. Dearborn said that the date for adoption of the new County zoning ordinance is November of 2011, so that is when we'd be able to get out of County zoning. Winnebago County has been working on the proposal to allow the Town to do some local county zoning permits in 2011 before the Town begins its own zoning ordinance. The details are still being worked on.

Development Status and Building Permits

Mr. Dearborn reiterated from his report last month that there has been substantial new commercial/industrial development this year.

Airport Overlay Report

Mr. Dearborn reported that discussions continue on the airport overlay plans from Outagamie County. Tim Roach, the Outagamie County Zoning Administrator, will attend the February Town Planning Commission to give a report on the potential implementation of an airport overlay zone for Outagamie County and answer questions from the Commission.

Sustainability Committee

The Sustainability Committee met on January 8, 2011 and reviewed the Fox Valley Sustainability Training that Ria Hull, George Dearborn, Mike VanDyke and Tracy Romzek participated in. Some of the key issues that were reviewed were the concept of back casting, collaboration, creating a plan, research, increasing efficiency, upgrading infrastructure and getting involved.

At the next meeting the committee will begin the process of implementing these actions refining the use of the concepts and taking appropriate actions.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT:

A motion was made by Mr. Jockman, seconded by Mr. Sabel, to adjourn.

Plan Commission
January 11, 2010
Minutes Approved February

The motion carried. 5:40 p.m.

George L. Dearborn Jr., AICP
Community Development Director &
Acting Recording Secretary