

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

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of June 15, 2011 to order at 5:15 p.m.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman (5:20), Kris Koepe, Aaron Sable, Michael VanDyke, Morris Cox, Terry Buck
Staff: George Dearborn, Community Development Director, Jaci Ziebert, Planning Assistant
ALSO PRESENT: David Viaene, Jim Viaene, Melvin Schultz

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – May 18, 2011

A motion was made by Mr. VanDyke, seconded by Mr. Buck, to approve the minutes of May 18, 2011.

The motion carried – 6-0

DEVELOPMENT REPORT

Cost-Benefit Analysis

	<i>Cost or Benefit of New Development May 2011</i>			
	<i>This Month Value</i>	<i>Cost/Benefit</i>	<i>To Date Value</i>	<i>Cost/Benefit</i>
One & Two Family Dwellings	\$387,000	(\$267.61)	\$1,429,817	(\$988.72)
Multiple Family Dwellings	\$505,000	\$1,773.21	\$505,000	\$1,773.21
Commercial/Industrial Development	\$0	\$0.00	\$72,000	\$252.81
Total	\$892,000	\$1,505.60	\$2,006,817	\$1,037.30

Mr. Dearborn presented the cost-benefit analysis for May 2011. There were four new residential constructions, but no new commercial construction in the month.

NEW BUSINESS:

Item 1 – Rezoning of the former Fox Inn property from B-3 General Business District and adding Highway Business District (HB) - Overlay

Mr. Dearborn said that the HB overlay is necessary if the potential buyer, David Viaene, wants to redevelop the property into a motel as it is the only zoning district that would allow the use of a motel.

A motion was made by Mr. Jochman, seconded by Mr. Cox, to approve the rezoning of June 15, 2011.

The motion carried – 7-0

Plan Commission
June 15, 2011
Minutes Approved July 20, 2011

OLD BUSINESS:

Item 1 – Amendment to Chapter 29 – Status Report on Electronic Billboard Revision

Mr. Dearborn said that a meeting will be held for the sign companies owning billboards in the Town for input on the ordinance.

Item 2 – Report on issuing County Zoning Permits and status on the County Zoning Ordinance

Mr. Dearborn said 15 zoning permits have been issued to date and the Town is looking to adopt their own zoning ordinance by the end of this year or early next year.

Item 3 – Report on Outagamie County Airport Overlay

Mr. Dearborn said the Airport Overlay Ordinance Adhoc Subcommittee is finalizing their report on the overlay to give to the Outagamie County Planning Commission and is encouraging residents for input.

OTHER BUSINESS:

Development Activity

Mr. Dearborn said new developments are occurring in the Town: Prolamina, the restoration of the Fox Inn, two ministorage projects that are still pending, and a potential new 24 lot subdivision by Forest Glen Road.

COMMUNICATIONS

Sustainability Committee Meeting

Mr. Dearborn said Mr. VanDyke was appointed Chair of the Sustainability Committee. He reported that the community garden was recently planted, two other energy audits were conducted, and books for the library were bought and will be available to be checked out.

PUBLIC COMMENTS

Melvin Schultz made some comments about the airport overlay.

ADJOURNMENT:

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

The motion carried. 6:05 p.m.

Jacci Ziebert for Ria Hull
Acting Recording Secretary