

*****TOWN OF MENASHA*****
PLANNING COMMISSION MEETING
WEDNESDAY, MAY 18, 2011 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission meeting of May 18, 2011 to order at 5:15 p.m.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman, Kris Koeppe, Aaron Sable, Michael VanDyke, Morris Cox, Terry Buck
Staff: George Dearborn, Community Development Director, Jaci Ziebert, Planning Assistant

NOT PRESENT: Kris Koeppe

ALSO PRESENT: Jeff Sturgell, Town Administrator, Dale Youngquist, Town Chair, Kraig Byron, Kurt Weis, Dale Joswick

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – April 20, 2011

A motion was made by Mr. VanDyke, seconded by Mr. Sable, to approve the minutes of April 20, 2011.

The motion carried – 6-0

DEVELOPMENT REPORT

Cost-Benefit Analysis

<i>Cost or Benefit of New Development April 2011</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	\$802,817	(\$555.15)	\$1,042,817	(\$721.11)
Multiple Family Dwellings	\$0	\$0.00	\$0	\$0.00
Commercial/Industrial Development	\$0	\$0.00	\$72,000	\$252.81
Total	\$802,817	(\$555.15)	\$1,114,817	(\$468.29)

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

OLD BUSINESS:

Item 1 – Amendment to Chapter 29 - Allowing Electronic Billboards with Mitigation

Mr. Dearborn explained that the proposed ordinance will require a mitigation plan in which a minimum of one face sign must be removed when a non-conforming billboard sign face is converted to an electronic billboard.

Kraig Byron, the attorney representing Lamar Outdoor Advertising, expressed that Lamar sees a concern in the mitigation plan and feels that Lamar would be losing monthly revenue if the plan required a removal of a sign face if the company would convert a static billboard to an electronic billboard.

Kurt Weis, from Lamar Outdoor Advertising, said that electronic billboards would be able to provide immediate information about amber alerts, dangerous weather conditions, public safety, and wanted criminals to the public.

Mr. Bryon proposed that the ordinance not require one complete face removal of a static sign, but half a billboard, instead if it was possible. He added that if the Town is worried about a saturation of electronic billboards and he suggested that a spacing issue be added to the ordinance.

Mr. Dearborn acknowledged that the Town is willing to modify the ordinance to work with Lamar.

Mr. Youngquist suggested that the removed sign face, as a result of this mitigation plan, be donated to a non-profit organization.

A motion was made by Mr. Jochman, seconded by Mr. Bellmer, to delay the discussion for next meeting.

The motion carried – 6-0.

Item 2 – Report on issuing County Zoning Permits

The Town started issuing County Zoning permits on Monday, May 16 for parcels in non-shoreland areas.

Item 3 – Outagamie County Airport Overlay

Two additional subcommittee meetings are anticipated before the issue is considered by the Outagamie County Planning Commission.

OTHER BUSINESS:

Development Activity

Mr. Dearborn said that Prolamina Corporation will operate at the former Kimberly Clark Lakeview Diaper Plant on Chapman Ave. and is expected to be running in August 2011.

COMMUNICATIONS

Sustainability Committee Meeting

A discussion about Mike Dillon's current chair position in the Sustainability Committee and a discussion regarding pocket neighborhoods will be held next meeting.

Plan Commission
May 18, 2011
Minutes Approved June 15, 2011

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT:

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

The motion carried. 6:30 p.m.

Jacci Ziebert for Ria Hull
Acting Recording Secretary