

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
September 15, 2009
MINUTES

A. CALL TO ORDER

The meeting was called was called to order at 4:38 p.m. by Mayor Donald Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner, Catherine Cruickshank, Dick Sturm and David Schmidt

PLAN COMMISSION MEMBERS EXCUSED: DPW Radtke and Norm Sanders

OTHERS PRESENT: Ken Syring, Jason Daye, Stan Raemaker, and Mike King

C. MINTUES TO APPROVE

1. **Minutes of the Minutes of the August 4, 2009 Plan Commission Meeting**

Moved by Ald. Benner, seconded by Comm. Cruickshank to approve the August 4, 2009 Plan Commission meeting minutes.

The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. No one spoke.

E. DISCUSSION

1. None

G. ACTION ITEMS

1. **Site Plan Amendment - Mission Village**

CDD Keil provided an overview of the project and stated the most significant change to the project from the plan that was conditionally approved as part of the Special Use Permit conditionally approved by the Common Council in January was the relocation of the access drive from Terrace Avenue on the west side of the site to a private drive on the east side of the site. The stormwater pond was also relocated west to east. Staff recommends the approval of the site plan amendment with the following conditions:

- That the drainage and stormwater management plan be approved by the Engineering Dept.
- That additional landscaping be added around the stormwater pond and in proximity to the entrance to the main body of the site.
- That sidewalk be extended to the Terrace Ave. Street ROW
- That the landscaping plan be modified to reflect greater diversity in the types of canopy trees
- That the density of transitional areas plantings may be reduced to that proposed in the landscaping plan due to the compatibility of the site with neighboring residential land uses.

Commissioners discussed adjoining land use, fire department review and approval of the project, the use of mountable vs. upright curbing, transitional areas on the west and southern

portions of the site, and the extension of sidewalk in the Terrace Ave. ROW to Fatima Street.

Ken Syring commented on the compatibility of the development with neighboring land uses and noted the availability of supporting commercial facilities and services in proximity to the site.

Motion by Comm. Cruickshank, seconded by Comm. Sturm to approve the site plan amendment for the Mission Village development with the conditions recommended by staff.

The motion carried.

H. ADJOURNMENT

Moved by Comm. Schmidt, seconded by Comm. Cruickshank to adjourn at 4:00 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director