

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
September 11, 2012
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 4:35 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Commissioners Schmidt, Sturm, and DPW Radtke.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Cruickshank and Ald. Benner

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan and Don Snyder

C. MINUTES TO APPROVE

1. **Minutes of the August 21, 2012 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by DPW Radtke to approve the August 21, 2012 Plan Commission meeting minutes as presented.

The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. **Digital Billboards**

CDD Keil summarized the information presented in a memorandum and supporting documentation concerning the following aspects of electronic billboards:

- Location
- Size
- Height
- Spacing
- Illumination
- Mitigation

Plan Commissioner's discussed various aspects of the above and requested that staff prepare ordinance language that would amend the existing signage ordinance to allow electronic billboards in the STH 441 corridor subject to specific limitations on the above noted criteria. Don Snyder, from NextMedia commented on several technical aspects of electronic billboards and criteria employed by some other communities in regulating them.

2. **Garage Requirements**

PP Homan stated that in response to inquiries from constituents Ald. Langdon scheduled a meeting with staff to discuss the implications of requiring a garage in conjunction with issuing a building permit for a new dwelling. The primary concern was to have enclosed space to store various household and lawn care items to avoid clutter in outdoor yard areas. PP Homan distributed a listing of the responses she received to an inquiry made to other Fox Valley communities regarding garage requirements. Only Green Bay had an ordinance that requires garages along with new dwelling units

Plan Commissioners discussed:

- The number and location of dwellings being built without garages

- The prospects for and timing of garages being built after the new dwelling was occupied
- Impacts such a requirement may have on house design, particularly on narrow lots
- The impacts such a requirement may have on housing affordability
- The prevalence of housing units without garages in older neighborhoods
- The absence of such requirements in nearly all other Fox Valley communities

It was the consensus of the Plan Commission that staff should not pursue drafting ordinance language to require garages for new dwellings at the present time due to potential negative consequences, the relatively small number of homes being built without garages, and the lack of such requirements in nearly all other communities.

ACTION ITEMS

1. **None**

G. ADJOURNMENT

Motion by Comm. Schmidt, seconded by Comm. Sturm to adjourn at 4:30 p.m.

The motion carried.

Minutes respectfully submitted by CDD Greg Keil.