

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
August 4, 2009
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:38 PM by Mayor Donald Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sanders

OTHERS PRESENT: CDD Keil, Mike Reider, Lonnie Pichler, John Weyenberg

C. MINTUES TO APPROVE

1. **Minutes of the July 21, 2009 Plan Commission Meeting**

Moved by Comm. Schmidt, seconded by DPW Radtke to approve the July 21, 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. **Site Plan Amendment – Sliders- 890 Lake Park Road**

Mike Reider, representing Sliders, explained the proposal to expand the outdoor seating area. It is to be enclosed with a six foot tall wrought iron fence. The new fence will also encompass the existing outdoor seating area. Landscaping is to be added around the perimeter of the seating area.

Commissioners discussed the location of the gate, building code requirements relating to in-floor heating of the patio, and potential neighborhood impacts.

Motion by Ald. Benner, seconded by Comm. Cruickshank to approve the site plan amendment for the outdoor seating area per the plan that was submitted. The motion carried.

2. **Residential Development Concept – Lake Park and Manitowoc Road**

John Weyenberg described the proposal to create four lots on a 1.2 acre parcel. Three of the lots would be approximately 70'x170', with the corner lot being approximately 100'x170'. There would be shared access by two lots onto Lake Park Road and the other two onto Manitowoc Road.

Commissioners discussed the proposed shared access arrangements, lot size and configuration, and the relationship of the proposed lots to those in the adjoining Silver Birch Subdivision. Consensus emerged to reduce the number of lots to three to reduce difficulties with access and improve the utility of the corner lot.

3. **Sale of Lake Park Villas Garage and Adjoining Lots**

CDD Keil summarized the proposal to create a four lot CSM with Lot 3 to include the existing garage and silos. An offer to purchase Lot 3 is to be prepared by the Lake Park Villas Homeowners Association Board.

Commissioners discussed roadway width, lot and easement configurations and potential terms and conditions that may be related to the sale of the garage. The location of the bike/pedestrian trail easement relative to the existing culvert and the trail's connectivity with other trail segments was also discussed.

CDD Keil is to review the proposal with the homeowner's association board with the expectation that an offer to purchase would be presented for plan commission consideration in the near future.

G. ACTION ITEMS

1. **None**

H. ADJOURNMENT

Moved by Ald. Benner, seconded by DPW Radtke to adjourn at 4:48 PM.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director