

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
June 12, 2012
DRAFT MINUTES

3:30 PM *Informal Public Hearing – Manitowoc Road Rezoning – W7011 Manitowoc Road – Rear*

CDD Keil gave an overview of the proposed rezoning and development concept. Comments were received by the Plan Commission relating to the following matters:

- The density of the proposed development as related to the adjoining properties.
- Concerns about rental vs. ownership occupancies.
- The possible presence of wetlands on the site.
- Possible future uses of the site if rezoned to R2 and not developed by the current developer.
- Timeliness of the public hearing notice.
- Value of the proposed housing in relation to the existing neighborhood.
- Drainage and storm water runoff.
- Lot size in comparison to the adjoining development.
- Prospects for using the site as a nature preserve.

3:30 PM *Informal Public Hearing – 901 Airport Road Rezoning*

CDD Keil gave an overview of the proposed rezoning and possibilities for future use/development of the site.

No one spoke.

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, Commissioner Sturm, DPW Radtke and Ald. Benner.

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Cruickshank and Schmidt

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan, Ruth Mason, Lois & John Wranasky, Blong Thao & Bi Yang, Chris & Brenda DeWall, Joe & Amy Luebke, Colin & Aimee McClure

C. MINUTES TO APPROVE

1. **Minutes of the April 24, 2012 Plan Commission Meeting**

Motion by Ald. Benner, seconded by DPW Radtke to approve the April 24, 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. **None**

ACTION ITEMS

1. **Manitowoc Road Rezoning – W7011 Manitowoc Road – Rear**
Plan Commissioners discussed the concerns voiced at the public hearing as noted above. This item was held, and an additional public hearing is to be scheduled.
2. **901 Airport Road Rezoning**
Motion by Ald. Benner, seconded by Comm. Sturm to recommend approval of the rezoning of 901 Airport Road from R-1 Single Family Residential to C-1 General Commercial. The motion carried.
3. **Bowe Annexation**
CDD Keil described the three parcels proposed to be included in the annexation. DPW Radtke made, and Comm. Sturm seconded a motion to recommend approval of the Bowe Annexation with a zoning classification of C-1 General Commercial to be applied to Parcels B & C, and with a recommendation on the zoning classification on Parcel A to be deferred until a future meeting. The motion carried.
4. **FP One, LLC Annexation**
CDD Keil described the two parcels proposed to be included in the annexation. Comm. Sturm made, and Ald. Benner seconded a motion to recommend approval of the FP One Annexation with a zoning classification of C-1 General Commercial to be applied to Parcels A & B. The motion carried.
5. **Certified Survey Map – 800 and 804 DePere Street**
PP Homan described the proposed CSM and stated it was the owner's intent to combine the lots to consolidate tax and storm water billings and to create the possibility for constructing a new detached garage on the combined parcel. Motion by Comm. Sturm, seconded by DPW Radtke to recommend approval of the CSM combining the lots at 800 and 804 DePere Street. The motion carried.

G. ADJOURNMENT

Motion by DPW Radtke, seconded by Ald. Benner to adjourn at 5:05 p.m.

The motion carried.

Minutes respectfully submitted by CDD Greg Keil.