

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
December 18, 2012
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:30 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED:

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, Butch Bucklin, Tim Bucklin and Chris Bucklin

C. MINUTES TO APPROVE

1. **Minutes of the November 6, 2012 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by DPW Radtke to approve the November 6, 2012 Plan Commission meeting minutes. The motion carried.

2. **Minutes of the November 13, 2012 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by DPW Radtke to approve the November 13, 2012 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. **Rezoning/Comprehensive Plan Amendment – Parcel #4-762-3 – Racine Road**

CDD Keil explained that the above-referenced parcel was rezoned from R-1 Single Family Residential to C-1 General Commercial in conjunction with the 2012 Annual Comprehensive Plan Review procedure. The parcel was subsequently purchased by Bucklin's Tree Service and is being used to store mulch. This use will require a Special Use Permit to enable outdoor storage. Butch Bucklin expressed an interest in having the parcel rezoned to I-1 Heavy Industrial to allow the processing of the mulch on the parcel as well as storage to facilitate material flow between the newly acquired parcel and the adjacent parcel where processing is currently taking place.

Plan Commissioner's discussed:

- Adjoining land uses
- The constraints imposed by the presence of high voltage transmission lines
- Buffering residential properties to the west
- The location and impacts of processing operations relative to residential properties
- The procedure for Comprehensive Plan/Zoning Amendments

Consensus was that Bucklin's Tree Service should work with staff on developing a more detailed site plan showing the location of specific aspects of their operations and any proposed buffering/screening for the benefit of residential properties to the west.

2. **Digital Billboards**

CDD Keil gave a brief overview of the packet materials relating to highway safety concerns related to digital billboards. Consensus was to hold this item pending review by the City Attorney.

ACTION ITEMS

1. **None.**

G. ADJOURNMENT

Motion by Comm. Cruickshank, seconded by Comm. Schmidt to adjourn at 4:20 p.m.

The motion carried.

Minutes respectfully submitted by CDD Keil.