

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
December 22, 2015
MINUTES

3:30 PM – Public Hearing Regarding the Special Use Permit Application for 2035 Manitowoc Road, Proposed Used Car Lot

Mayor Merkes opened the public hearing at 3:32PM.

AP Englebert introduced the Special Use Permit Application for 2035 Manitowoc Road. Gary O'Dell spoke against approving the Special Use Permit and said the use doesn't fit in the residential neighborhood.

Mayor Merkes closed the public hearing at 3:34PM.

A. CALL TO ORDER

The meeting was called to order at 3:35 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner DeCoster and DPW Radtke.

OTHERS PRESENT: CDD Keil, AP Englebert, Gary O'Dell (1310 Southfield Drive), Chuck Krause (835 Oneida Street), and Dan Gueths (2035 Manitowoc Road).

C. MINUTES TO APPROVE

1. **Minutes of the December 8, 2015 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Comm. Sturm to approve the December 8, 2015 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.

F. ACTION ITEMS

1. **Proposed Special Use Permit – 2035 Manitowoc Road – Used Car Lot**

Dan Gueths (2035 Manitowoc Road) introduced his proposal for a used car lot facility. Commissioners discussed the following:

- History and current state of the property
- Limiting the number of stalls in the parking lot plan
- Lighting, landscaping, signage and site layout of the proposed plan
- The effects of granting a Special Use Permit on nearby properties
- The current zoning of the property as it relates to the Comprehensive Plan

Motion by Mayor Merkes, seconded by Ald. Benner to recommend denial of the Special Use Permit for 2035 Manitowoc Road. The motion carried on roll call 5-0.

2. **Final Plat Review – Second Addition to Woodland Hills**

a. **Request for Variance of Maximum Cul-De-Sac Length**

AP Englebert introduced the Final Plat for the Second Addition to Woodland Hills. He explained that the final plat incorporates shoreyard setbacks and an outlot to be deeded to the City of Menasha. Ald. Benner inquired about cul-de-sac regulations.

Motion by Comm. Sturm, seconded by Comm. Cruickshank to approve the final plat conditioned on the outlot width being extended to 60 feet as well as a variance to the subdivision code for cul-de-sac length based on the following:

1. The variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
2. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result

The motion carried.

H. ADJOURNMENT

Motion by Ald. Benner, seconded by Comm. Cruickshank to adjourn at 4:35 PM. The motion carried.

Minutes respectfully submitted by AP Englebert.