

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
November 17, 2009
MINUTES

A. CALL TO ORDER

The meeting was called was called to order at _3:34p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Homan

OTHERS PRESENT: CDD Keil, Dan Gueths

C. MINTUES TO APPROVE

1. **Minutes of the November 3, 2009 Plan Commission Meeting**

Moved by DPW Radtke, seconded by Comm. Sturm to approve the November 3, 2009 Plan Commission meeting minutes with corrections noted regarding members present and meeting start time.

The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. None

G. ACTION ITEMS

1. **Certified Survey Map – Field of Dreams**

CDD Keil stated that this area had formerly been used as a stormwater detention basin. There was an agreement with the developer that if and when a regional stormwater management facility was created, and this pond was no longer needed, the parcel could be used for residential development. The Province Terrace regional stormwater pond has supplanted this facility.

Commissioners discussed a fence encroachment on the north side of Lot 1, soil suitability related to the placement of fill and bearing strength, and the incorrect labeling of Manitowoc Road as Plank Road. Motion by DPW Radtke, seconded by Comm. Schmidt to approve the CSM on Fieldview Drive with the correction to the street name.

2. **Special Use Permit – 7265 Manitowoc Road**

CDD Keil stated that a Special Use Permit was applied for to permit outdoor storage on the premises. A Special Use Permit was formerly granted on the adjoining parcel to Dan Gueths, who owns the parcel for which the current Special Use Application is being made. The Special Use permit previously issued has not been fully complied with.

Dan Gueths spoke concerning the need to obtain some economic return from the property given taxes and stormwater utility fees. He also stated that the existing berm screens the property from view by neighboring residents and that property owners in the vicinity of his existing storage facility are renting from him.

Commissioners discussed:

- Site grading and drainage
- Impact of the berm on drainage patterns
- Availability of storm sewer
- On-site stormwater management options
- Berm slope stability and erosion control
- Berm landscaping
- Paving of outdoor storage areas
- Site lighting & security
- The temporary/transitional character of the proposed use
- The lack of full compliance with formerly approved plans/permits

The direction of the commission was that staff should work with Mr. Gueths to come back with a complete plan addressing the above referenced items.

3. **Annual Comprehensive Plan Review – Identification of Issues/Opportunities to be Considered**

Commissioners discussed the Economic Development Element of the plan with respect to future commercial development and redevelopment opportunities. Ald. Benner spoke to the importance of rail transportation as related to economic development . Commissioners also discussed the impacts of rising fuel costs and the need for closer linkages with places to work/places to live.

H. ADJOURNMENT

Moved by Comm. Cruickshank, seconded by Ald. Benner to adjourn at 5:12 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director