CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
June 16, 2009
MINUTES

A. CALL TO ORDER

The meeting was called was called to order at 3:35 p.m. by Mayor Donald Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Norm Sanders and Catherine Cruickshank

OTHERS PRESENT: CDD Keil, Steve Dietzen, Ald. Engelbert

C. MINTUES TO APPROVE-S

1. **Minutes of the June 2, 2009 Plan Commission Meeting**
Moved by Ald. Benner, seconded by DPW Radtke to approve the June 2, 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. **Fence/Outdoor Storage Proposal – Fast and Easy Pawn – 1275 Appleton Road**
Steve Dietzen, owner, discussed the need for outdoor storage for such things as lawnmowers, small boats, jet skis, etc. There is no room within the existing building for additional storage. Mr. Deitzen stated that he could not afford to add on to the building and that State Statutes prohibit him from storing items off-site.

CDD Keil stated that outdoor storage is permissible within the C-1 zoning district, however a special use permit is required. He expressed concern about the appearance of the site over the llong-term if outdoor storage is approved. Commissioners discussed impacts on available parking, the type of fencing to be used, landscape screening requirements, limiting the use of the outdoor storage area to the current occupant and the precedent this may set for outdoor storage at other locations. This item was held with the understanding that Mr. Dietzen would work with Community Development Dept. staff to prepare a revised plan that would comply with parking and landscaping requirements.

2. **Conceptual Lot Layout – Manitowoc Road-Bennet Property**
CDD Keil Explained the proposal to create a three lot CSM out of the 3.3 acre parcel adjacent to Barker Park. This parcel abuts a larger parcel to the north with a conceptual layout prepared by PPF Commercial. The rear lot would need to be accessed by extending the street southward along the east line of the park. Commissioners discussed the size and number of lots and access to the site. Staff is

to work with the survey and PPF Commercial to devise a suitable lot layout prior to the CSM being advanced for approval.

3. **Drive-up Concept- Van's West Development**
CDD Keil described the proposal to create a drive-up on the east end cap of the Van's west development. Gunderson Cleaners is considering locating on the site, but they are requesting a drive-up door where the attendant will be able to approach cars as they arrive to pick up or drop off laundry.

Commissioners discussed traffic circulation patterns and the impact on parking. This matter will be taken up in the future when a plan containing a specific proposal is provided.

4. **Rezoning of Non Conforming Two-Family Residences**
CDD Keil stated that the maps provided did not properly distinguish between two family use and the R-2 two family zoning. The maps will be revised and this matter will be brought back to the next Plan Commission meeting

G. ACTION ITEMS

1. **Landscape Plan Amendment –Fast and Easy Pawn – 1275 Appleton Road**
CDD Keil explained that the owner was proposing to eliminate three trees from the rear and two trees from the front. Commissioners discussed the relationship of the landscaping to the existing sign and overhead wires, and the size/scale of the proposed plant materials. Following discussion, Mayor Merkes made and Ald. Benner seconded a motion to authorize staff to work with the owner to relocate approved plant materials, but to retain the overall number of plant specimens.

The motion carried.

H. ADJOURNMENT

Moved by Comm. Sturm, seconded by Ald. Benner to adjourn at 4:55 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director