

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
July 26, 2011
MINUTES

A. CALL TO ORDER

The meeting was called to order at 4:35 p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Schmidt and Cruickshank

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, John Davel, Ellen Maxymek

C. MINUTES TO APPROVE

1. **Minutes of the July 19, 2011 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Ald. Benner to approve the July 19, 2011 Plan Commission meeting minutes.

The motion carried.

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

1. Ellen Maxymake commented on the Ponds of Menasha Final Plat and expressed the following concerns:

- That consideration be given to restricting fences in the rear yards of lots abutting the Lake Park Villas Phase II lots due to the shallow depth of the LPV lots
- The need for maintenance agreements associated with the pond lots around Outlot 2
- That the woodlot in the NW corner of the plat should be preserved

E. DISCUSSION

1. None

F. ACTION ITEMS

1. **The Ponds of Menasha Final Plat Review**

CDD Keil reported that the conditions established by the Plan Commission relative to the preliminary plat were addressed in the final plat. Commissions discussed the concerns expressed by Ms. Maxymek, and noted that the protection of the woodlot received much consideration in the preliminary plat review. Staff are to address the fence issue with the developer and the maintenance issue with the developer and the LPV Homeowner's Association.

Commissioners also discussed drainage easements and access to the ponds, the reservation of ROW for Lotus Trail, extended, and the reservation vs. dedication of Chrystella Drive as it may be extended to the east.

Motion by Ald. Benner, seconded by Comm. Sturm to recommend approval of the Ponds of

Menasha Final Plat with the following conditions:

- That the 10' drainage easement be established on the lots abutting Outlot 2 if insufficient dry land access is not provided within the outlot (this is to be determined by Davel Engineering).
- That the Drainage Plan be reviewed and approved by the Department of Public Works.
- That the area SE of the 50' ROW paralleling the curvature of Chrystella Drive adjacent to Lot 72 be designed as a reservation of ROW as opposed to being dedicated as shown.

The motion carried.

G. ADJOURNMENT

Motion by DPW Radtke, seconded by Ald. Benner to adjourn at 4:18 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, CDD.