

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
April 24, 2012
MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:31 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: None

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan, Vince Knuth, Tom Van Dalen and Steve Dietzen

C. MINUTES TO APPROVE

1. **Minutes of the April 3, 2012 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by DPW Radtke to approve the April 3, 2012 Plan Commission meeting minutes as presented.

The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. **Potential Appleton Street Rezoning Application – R-1 to R-2 Non-Conforming Duplex**

PP Homan summarized the proposal and stated that the person making the request was not able to attend the meeting. This item was held.

2. **Potential Lawson Street Rezoning Application – R-1 to I-2**

CDD Keil stated that Vince Knuth, owner of 46 Lawson Street, inquired about the possibilities for rezoning the parcel. The Community Development Department is not in favor of the rezoning because of the predominant residential character of the neighborhood and that the comprehensive plan called for future residential land use.

Mr. Knuth described the past use of the property which included parking some construction vehicles and auto repair, and stated that the property had formerly been zoned industrial. There is also an electric transmission tower on the property.

Commissioners discussed:

- The land use recommendations of the comprehensive plan
- The past use of the property
- Potential impacts on other properties in the neighborhood if the property would be rezoned
- Limitations on the parcel and its suitability for industrial use

The consensus of the Plan Commission was that was little basis for amending the comprehensive plan or the zoning ordinance to permit commercial or industrial use.

ACTION ITEMS

1. Site Plan – Fast N Easy Pawn, 1275 Appleton Road

CDD Keil stated that the site plan had been modified to meet the building material, parking lot screening and landscaping requirements of the zoning ordinance. Compliance with the lighting standards has yet to be determined. Tom Van Dalen reviewed the changes that had been made and indicated that the refuse/recycling containers would be housed within the main structure. Therefore, the dumpster enclosure has been eliminated.

Commissioners discussed:

- Landscaping
- Lighting
- Building Materials

Motion by DPW Radtke, seconded by Comm. Sturm to approve the site plan subject to staff approval of the lighting plan, and the addition of an arbor vitae or similar upright evergreen at the point of transition of the existing structure to the proposed addition on the south side of the building. The motion carried.

G. ADJOURNMENT

Motion by Comm. Schmidt, seconded by Ald. Benner to adjourn at 4:40 p.m.

The motion carried.

Minutes respectfully submitted by CDD Greg Keil.