

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
September 10, 2013
MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:36 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Schmidt, DeCoster and Cruickshank.

PLAN COMMISSION MEMBERS ABSENT:

OTHERS PRESENT: CDD Keil and PP Homan

C. MINUTES TO APPROVE

1. **Minutes of the July 16, 2013 Plan Commission Meeting**

Motion by DPW Radtke, seconded by Comm. Sturm to approve the July 16, 2013 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. **Ordinance Requirements as Related to the Height of Fences at Intersections and Driveways**

CDD Keil explained that there are conflicting provisions in the Menasha Code of Ordinances between the sections dealing with the regulation of the height of fences in vision clearance areas at intersections and the general fence height requirements in the zoning code. The zoning code establishes a maximum height of three feet for solid fences, while the vision clearance requirements provide for a maximum height of three feet with the fence being two thirds open.

Commissioners discussed aesthetic, privacy and safety considerations relating to the height of fences. There was consensus that staff should prepare ordinance changes to reconcile the conflicting provisions.

2. **Ordinance Requirements as Related to Setbacks from Drainage Easements for Structures**

CDD Keil described what he felt to be unintended consequences of a provision that was added to the zoning ordinance in 2009 that created a ten foot setback from drainage easements. In some instances, the additional 10 feet of setback severely constrains the type of home that can be built on a lot, particularly when the drainage easement is in the side yard. The requirement also further constrains the placement of accessory structures and fences on lots having drainage easements. He recommended removing this requirement from the zoning ordinance. Additional width can be required at the time of platting if additional width is deemed necessary for the conveyance of storm water and/or access to the drainage way for maintenance purposes. In addition, the drainage easement would be known to a prospective lot purchaser because it would be shown on the subdivision plat, whereas the additional ten foot setback would not be indicated.

Commissioners discussed considerations of the drainage easement setback with regard to protection of structures, safety, and the placement of encumbrances on properties. Ald. Benner needed to leave the meeting at this point with a resulting loss of quorum. Discussion is to resume at a future meeting.

ACTION ITEMS

1. **None**

G. ADJOURNMENT

Motion by DPW Radtke, seconded by Comm. Sturm to adjourn at 4:05 p.m. The motion carried.

Minutes respectfully submitted by CDD Keil.