

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
September 15, 2015
MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:34 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner and Comm. DeCoster.

OTHERS PRESENT: CDD Keil, AP Englebert, Amy Barnett (Stansbury & Brady, LLC), Mitchell Bauer (Davel Engineering), Dan Krause (Martenson & Eisele) and Steve Grenell (Menasha Utilities).

3:30 PM – Public Hearing Regarding the Proposed amendments to Title 13 of the Menasha Code of Ordinances pertaining to existing Mini warehouse facilities in the C-1 General Commercial District and C-4 Business Park District.

Mayor Merkes opened the public hearing at 3:35 PM.

Written comments were presented by Sandra Dabill Taylor (545 Broad Street) opposing the proposed changes to Title 13.

CDD Keil presented an overview of the ordinance revision and the potential benefits and ramifications of the changes.

The hearing was closed at 3:37 PM.

C. MINUTES TO APPROVE

1. **Minutes of the August 18, 2015 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Comm. Cruickshank to approve the August 18, 2015 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. None.

F. ACTION ITEMS

1. **Ordinance Related to Existing Mini Warehouse/Storage Facilities in the C-1 and C-4 Zoning Districts.**

Commissioners discussed possible precedents that would result from changing the ordinance. CDD Keil explained that there are only three properties that meet the criteria for expansion and didn't believe it would be setting a precedent for more Mini Warehousing to arise in the commercial districts.

Motion by DPW Radtke, seconded by Comm. Sturm to recommend approval of the ordinance relating to existing Mini Warehouse/Storage Facilities in the C-1 and C-4 zoning districts with the following change: replace "constructed" with "in existence". Motion carried on roll call 4-1 with Mayor Merkes voting against.

2. **Site Plan Review – Stansbury & Brady, LLC – Orthopedic Spine Therapy – Midway Place/Midway Road (Parcel #4-007776-05)**

AP Englebert presented the staff findings for the proposed site plan for the new clinic. The lighting plan needs revisions to comply with municipal standards. Comm. Strum inquired about the differences between LED lighting and other lighting sources.

Amy Barnett provided the Commissioners with a sample of the building materials. Comm. Cruickshank talked about the alignment of the east entrance to the building.

Motion by Comm. Cruickshank, seconded by Comm. Sturm to approve the site plan for Orthopedic Spine Therapy pending resolution of the lighting plan. The motion carried.

3. **Proposed Certified Survey Map – 320 Chute Street**

CDD Keil explained the need for the City to acquire parking spaces due to an existing agreement with McClone Downtown Development, LLC. The new lot would have 72 stalls.

Commissioners discussed the viability of the remnant of the Germania Hall lot to attract business ventures.

Motion by DPW Radtke, seconded by Comm. Schmidt to approve the proposed Certified Survey Map for 320 Chute Street. The motion carried.

4. **Building Material Approval – Habitat for Humanity – 951 Midway Road**

Dan Krause explained the desire to use complementary architectural materials for the Habitat for Humanity expansion based on what currently exists on the building.

Comm. Cruickshank inquired about the angles of the siding on the building.

Motion by Comm. Cruickshank, seconded by Comm. Sturm to approved the building materials for Habitat for Humanity with the option of changing the direction of angled siding. The motion carried.

H. ADJOURNMENT

Motion by Comm. Schmidt, seconded by DPW Radtke to adjourn at 4:20 PM. The motion carried.

Minutes respectfully submitted by AP Englebert.