

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
September 13, 2016
MINUTES

3:30 PM – Informal Public Hearing Regarding the Proposed Rezoning of 500, 510, 520, 530 Valley Road and 2623 Palisades Drive – Parcel # 4-00919-03, 4-00919-02, 4-00919-06, 4-00919-05 and 4-00919-04

Mayor Merkes opened the public hearing at 3:35PM. CDD Buck provided an overview of the proposed rezoning. No one spoke. Mayor Merkes closed the hearing at 3:36PM.

3:35 PM – Proposed Amendment to Title 13 of the Menasha Code of Ordinances Pertaining to Storage and Parking of Recreational Vehicles – Definitions

Mayor Merkes opened the public hearing at 3:36PM. No one spoke. Mayor Merkes closed the hearing at 3:37PM.

A. CALL TO ORDER

The meeting was called to order at 3:35 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Benner (3:41) and Commissioners Schmidt, Sturm and Cruickshank.

PLAN COMMISSION MEMBERS EXCUSED: Comm. DeCoster.

OTHERS PRESENT: CDD Buck, AP Englebert, and Ald. Arnie Collier (708 Appleton Street).

C. MINUTES TO APPROVE

1. **Minutes of the August 16, 2016 Plan Commission Meeting**

Motion by Comm. Cruickshank, seconded by Comm. Schmidt to approve the August 16, 2016 Plan Commission meeting minutes. The motion carried.

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

1. No one spoke.

E. CORRESPONDENCE

1. None.

F. DISCUSSION

1. None.

G. ACTION ITEMS

1. **Proposed Rezoning – 500, 510, 520, 530 Valley Road and 2623 Palisades Drive – Parcel # 4-00919-03, 4-00919-02, 4-00919-06, 4-00919-05 and 4-00919-04**

AP Englebert explained that staff initiated a rezoning of five lots bordering Beck Street, Valley Road, and Palisades Drive at the request of the Plan Commission. The City of Menasha has already rezoned one lot in the block (1861 Beck Street) at the request of the property owner. The proposed rezoning would change the zoning classification of the five lots from R-2 Two-Family Residence District to R2-A Multi-Family, Zero Lot line Residence District. This would allow the property owners to split the lots along a shared building wall if desired but would not change permitted uses, density requirements, or create any lot non-conformities.

Ald. Benner asked if the rezoning, which allows zero lot line single family residences, would supersede building code requirements. CDD Buck explained that the zoning district designation strictly regulates uses and lot dimensional regulations such as setbacks is separate from the Uniform Dwelling Code that regulates construction practices, though they work in tandem. He further explained that there are different requirements in each code and that each is reviewed separately if and when a property owner is interested in splitting a lot to ensure all pertinent regulations of either code are adhered to.

Motion by Comm. Sturm, seconded by Comm. Cruickshank to recommend approval of the rezoning of 500, 510, 520, 530 Valley Road and 2623 Palisades Drive from R2 Two-Family Residence District to R2-A Multi-Family, Zero Lot Line Residence District with the finding that the rezoning does not contradict the City of Menasha Comprehensive Plan. The motion carried.

2. **Ordinance O-XX-16 Relating to Storage and Parking of Recreational Vehicles – Definitions**

CDD Buck introduced the proposed text amendment regarding the storage and parking of recreational vehicles. Staff is proposing to include ATV's and snowmobiles within the definition of a recreational vehicle. Commissioners discussed the potential ramifications of the change and the need to have a more inclusive definition of recreational vehicles.

Motion by Ald. Benner, seconded by Comm. Schmidt, to recommend approval of Ordinance (O-XX-16 Relating to Storage and Parking of Recreational Vehicles – Definitions with the finding that the ordinance change will provide a more effective means of enforcement of parking and storage for recreational vehicles. The motion carried.

3. **Certified Survey Map – River Lea Court**

CDD Buck presented the CSM for River Lea Court and explained that the CSM was requested by the property owners to make slight alterations to the residential lot lines but not create any additional lots. Community Development staff recommended approval of the CSM as it will not create any lot non-conformities in the R-1 Single Family Residence District and will provide more logical and orderly lot lines.

Motion by Ald. Benner, seconded by Comm. Sturm to recommend approval of Certified Survey Map, River Lea Court. The motion carried.

H. ADJOURNMENT

Motion by Ald. Benner, seconded by Comm. Cruickshank, to adjourn at 4:02 PM. The motion carried.

Minutes respectfully submitted by AP Englebert.