

CITY OF MENASHA
Plan Commission
Menasha City Center, Room 133 – 100 Main Street
May 21, 2019
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:33 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Alderperson Rebecca Nichols, DPW Radomski, and Commissioners Cruickshank, Benner and Sturm.

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Homan

OTHERS PRESENT: AP Stephenson, CDC Heim, Jack Richeson (Martenson and Eisele), Logan Jungbacker (Alexander and Bishop 1 LLC), and Becky Verheyden (RL &RL, LLC).

C. PUBLIC HEARING

1. Special Use Permit – 1335 Oneida Street – Parcel # 7-00052-16

AP Stephenson gave a background on the Special Use Permit for 1335 Oneida Street.

Jack Richeson (Martenson and Eisele): Informed the commission that he was there representing the development for 1335 Oneida Street.

D. MINUTES TO APPROVE

1. Minutes of May 7, 2019 Plan Commission Meeting

Comm. Cruickshank made a motion to approve the Minutes of May 7, 2019 Plan Commission Meeting. The motion was seconded by Comm. Benner. The motion carried.

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

Five (5) minute time limit for each person

Public Comments were taken throughout the meeting.

F. DISCUSSION / ACTION ITEMS

1. Site Plan Review and Special Use Permit – 1335 Oneida Street – Menasha Express Wash

AP Stephenson gave background on the Site Plan and Special Use permit for 1335 Oneida Street.

The Commission entered into a conversation with the following being discussed:

- The type of carwash being proposed.
- If the carwash fit the neighborhood.
- The amount of parking used on site at 1335 Oneida Street.

A motion was made by DPW Radomski to approve the Site Plan for 1335 Oneida Street as presented (#7-00052-16). The motion was seconded by Alderperson Nichols. The motion carried.

A motion was made by DPW Radomski to approve the Special Use Permit for 1335 Oneida Street (#7-0052-16) and find the following findings to be true:

Special Use Permit

When reviewing special use permit applications, the Plan Commission shall consider the following per Section 13-1-11(b) of the City of Menasha Code of Ordinances:

- 1. The use shall be compatible with adjacent land uses so that existing uses will not be depreciated in value, and there will be no deterrents to development of vacant land;**
The use is compatible with adjacent commercial land uses and will not cause any depreciation of value nor deter development of adjacent land.
- 2. The use shall have an appearance that will not have an adverse effect upon adjacent properties;**
The proposed building does not meet our façade requirements and is deficient on brick and stone materials.
- 3. The use shall be reasonably related to the overall needs of the City and to existing land use patterns;**
There are a limited amount of car washes in the City; the city can support additional car washes.
- 4. The use will not cause traffic hazards or congestion;**
The proposed building will have site access off of a private road next to Appleton Road. The traffic will not be a hazard and will be of similar traffic volumes to the A&W that existed on the site prior to the proposed building development.
- 5. The use shall have adequate utilities, access roads, drainage, and other necessary facilities.**
The use will have all adequate utilities, access roads, drainage and other necessary facilities.

The motion was seconded by Comm. Sturm. The motion carried.

- 2. Site Plan Review – 1750 Appleton Road – Alexander & Bishop 1, LLC**
AP Stephenson gave a background on the façade plan for the Shopko Plaza Site.

The Plan Commission entered into a conversation and discussed the following:

- The façade materials being used.
- The criteria of an environmentally friendly building material.

Comm. Cruickshank made a motion to approve the Architectural Design portion of the Site Plan for 1750 Appleton Road (#4-00779-06) based on the extensive use of industry recognized environmentally friendly building materials. The motion was seconded by DPW Radomski. The motion carried.

G. COMMUNICATION

- 1. Set Next Meeting**

The next meeting was set for June 4, 2019 at 3:30 PM.

H. ADJOURNMENT

A motion to adjourn the meeting at 3:56 PM was made by Comm. Sturm. The motion was seconded by Comm. Cruickshank. The motion carried.

Minutes respectfully submitted by AP Stephenson.