

CITY OF MENASHA
Plan Commission
Menasha Public Library, Company Room E
440 First Street, Menasha
August 6, 2019
MINUTES

A. CALL TO ORDER

The meeting was called to order by Mayor Merkes at 3:32 PM.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: None

OTHERS PRESENT: CDD Schroeder, AP Stephenson, CDC Heim, Alderperson Tom Grade (District 6), Sandra Dabill-Taylor (545 Broad Street), Peter Jungbacker (Alexander and Bishop), Barb Wilson (528 Milwaukee Street), Bill Peveletzke (528 Milwaukee Street), and Kip Golden (1750 Appleton Road).

C. PUBLIC HEARING

1. Ordinance – Text Amendment to Title 13 – Zoning Code, Chapter 1, Article C and Article M (Permitted Commercial Land Uses and Related Definitions)

CDD Schroeder updated the Plan Commission on the text amendment for Title 13 – Zoning Code, Chapter 1, Article C and Article M (Permitted Commercial Land Uses and Related Definitions). This amendment would allow for additional special uses within the C-1 district.

Sandra Dabill-Taylor (545 Broad Street): spoke against the text amendment.

2. Ordinance – Text Amendment to Title 13 – Zoning Code, Chapter 1 (Public Hearing Notices)

CDD Schroeder gave an update on the text amendment for Title 13 – Zoning Code, Chapter 1 (Public Hearing Notices). The text amendment would increase the distance for public hearings from 100 feet to 200 feet. In addition, the property owner and the occupant of the building would be notified. Staff recommends the change to the distance but recommended against notifying the occupant due to logistical issues.

Sandra Dabill-Taylor (545 Broad Street): spoke in favor of expanding the notification distance.

3. Ordinance – Text Amendment to Title 13 – Zoning Code, Chapter 1 (Mobile Storage Regulations: Exceptions)

CDD Schroeder gave an update on the text amendment for Title 13 – Zoning Code, Chapter 1 (Mobile Storage Regulations: Exceptions). The text amendment would reduce restrictions on semi-trailer parking within industrial districts.

Bill Peveletzke (528 Milwaukee Street): spoke in favor of reducing restrictions in the mobile storage ordinance.

Sandra Dabill-Taylor (545 Broad Street): spoke against the text amendment.

D. MINUTES TO APPROVE

1. Minutes of June 25, 2019 Plan Commission Meeting

Comm. Cruickshank made a motion to approve the minutes of June 25, 2019 Plan Commission Meeting with the following revisions:

- Change the word “solder” to “soldier” under Item F6.

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

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

Five (5) minute time limit for each person

Sandra Dabill-Taylor (545 Broad Street): spoke against the rezoning of 528 Milwaukee Street.

Bill Peveletzke (528 Milwaukee Street): spoke against the rezoning of 528 Milwaukee Street.

F. DISCUSSION / ACTION ITEMS

1. Certified Survey Map – 528 Milwaukee Street – Lot Adjustment (postponed from June 25, 2019)

CDD Schroeder gave an update on 528 Milwaukee Street.

Comm. Homan made a motion to approve the Certified Survey Map for 528 Milwaukee Street (parcel #1-00396-00) with the following conditions:

1. The parcel is rezoned from I-1 Heavy Industrial to C-1 General Commercial.

The motion was seconded by Comm. Benner.

The motion passed on roll call 7-0.

2. Rezoning – 528 Milwaukee Street (parcel #1-00396-00): I-1 Heavy Industrial to C-1 General Commercial (postponed from June 25, 2019)

Comm. Homan made a motion to approve the rezoning of 528 Milwaukee Street (parcel #1-00396-00) from I-1 Heavy Industrial to C-1 General Commercial and find the rezoning consistent with the City of Menasha Comprehensive Plan. The motion was seconded by Comm. Benner.

The motion passed on roll call 7-0.

3. Site Plan Amendment – 1750 Appleton Road – Alexander & Bishop 1, LLC (originally approved on May 21, 2019)

AP Stephenson gave an update on the site plan amendment for Shopko Plaza.

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

4. Certified Survey Map – 906 and 914 Gosling Way Court – Lot Consolidation

CDC Heim gave an update on 906 and 914 Gosling Way lot consolidation.

The Plan Commission entered into a discussion and discussed the need to maintain an adequate supply of lots within the City.

Comm. Sturm made a motion to approve the CSM for 906 and 914 Gosling Way Court (parcel #7-00848-16 and 7-00848-17). The motion was seconded by DPW Radomski. The motion carried 6-1 with Comm. Homan voting no.

5. Ordinance – Text Amendment to Title 13 – Zoning Code, Chapter 1, Article C and Article M (Permitted Commercial Land Uses and Related Definitions)

The Plan Commission entered into a conversation about the text amendment with the following items being discussed:

- The comprehensive plan
- What type of businesses would be allowed in a C-1 district if the text amendment passed
- The best way to allow certain commercial uses in the C-1 district

Comm. Sturm made a motion to approve the text amendment as presented and find the amendments consistent with the City's Comprehensive Plan. The motion was seconded by Alderperson Nichols. The motion carried.

6. Ordinance – Text Amendment to Title 13 – Zoning Code, Chapter 1 (Public Hearing Notices)

The Plan Commission entered into discussion about the proposed text amendment with the following items being discussed:

- Who should be notified of zoning changes, variances, and other community development related activities
- Is it feasible to notify occupants who are renting and property owners
- The limitations of the City's GIS data
- The limitations of the City's addressing data

Comm. Homan made a motion to deny the ordinance and direct staff to bring back alternative solutions for notifying non-owner occupied properties. The motion was seconded by Alderperson Nichols. The motion carried.

7. Ordinance – Text Amendment to Title 13 – Zoning Code, Chapter 1 (Mobile Storage Regulations: Exceptions)

The Plan Commission entered into a conversation about the proposed text amendment with the following items being discussed:

- Screening requirements for mobile storage
- How the proposed text amendment will affect existing businesses and new businesses

Alderperson Nichols made a motion to approve the text amendment for Title 13 chapter 1, Mobile Storage Regulations as proposed with the following conditions:

- The ordinance reference the state statute definition of semi-trailers
- Other mobile storage containers do not have an exemption from this ordinance and will be in violation

The motion was seconded by DPW Radomski. The motion carried.

G. COMMUNICATION

1. Set Next Meeting

The next meeting was set for August 20, 2019 at 3:30 PM.

H. ADJOURNMENT

Comm. Benner made a motion to adjourn the meeting at 5:11 PM. The motion was seconded by Comm. Cruickshank. The motion carried.

Minutes respectfully submitted by AP Stephenson.