

CITY OF MENASHA
Plan Commission
Third Floor Council Chambers, 140 Main Street
July 8, 2008

DRAFT MINUTES

1. CALL TO ORDER

Mayor Merkes called the meeting to order at 3:30 p.m.

Mike Hagens, N319 Breezewood, Appleton stated his concerns with allowing a kennel next to properties that he owns. Mr. Hagens explained the subdivision covenant restriction of 2 dogs.

Don Verkuilan, 2889 Manitowoc Road, presented his case for the proposed kennel operations. He is a professional dog trainer.

2. ROLL CALL/EXCUSED ABSENCES

A. -

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

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner

OTHER PRESENT: CDD Keil, AP Beckendorf, Don Verkuilen, Steve Andrysczyk, and Michael Hagens

3. MINUTES TO APPROVE-MINUTES & COMMUNICATIONS TO RECEIVE

Minutes to approve:

A. Minutes of the June 17, 2008 Plan Commission meeting

Moved by Comm. Sanders, seconded by DPW Radtke to approve the minutes of the June 17, 2008 Plan Commission meeting with the removal of Ald. Hendricks as a voting member

Motion Carried on voice vote

Results:

Communications:

A. Letter from Paul Konetzke - review of city ordinances

Moved by DPW Radtke, seconded by Comm. Sanders to accept the communication from Paul Konetzke.

Commissioners discussed employing an expert to look at some of the recommendations in the letter.

Motion Carried on voice vote
Results:

4. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

A. -

None.

5. ACTION ITEMS

A. Re-evaluation of Future Land Use Plan Map (previously submitted in Chapter 8 of the Comprehensive Plan)

Moved by Mayor Merkes, seconded by Comm. Sanders to confirm existing Mixed Use designation for the River Street and Ahnaip Street properties as shown on the Future Land Use Map

AP Beckendorf described the properties in question and explained that the Plan Commission had changed the proposed land use twice.

Commissioners discussed the following:

- Most appropriate use for both locations
- The region is currently in a transitional period

Motion Passed
Results:

Roll Call:

AYES: Cruickshank (5)
 , Merkes
 , Radtke
 , Sanders
 , Schmidt

NAYS: Sturm (1)

ABSTAIN:Zelinski (1)

ABSENT:Benner (1)

B. Special Use Permit of Don Verkuilen to operater a kennel at 2889 Manitowoc Road (Parcel # 7-810-49)

Moved by Comm. Sturm, seconded by Mayor Merkes to deny the special use permit application of Don Verkuilen to operate a kennel at 2889 Manitowoc Road

Motion Other
Results:

Moved by DPW Radtke, seconded by Comm. Sanders to table the special use permit application of Don Verkuilen to operate a kennel at 2889 Manitowoc Road

Commissioners discussed the following:

- Ordinance complications
- Whether a kennel in the proposed location would be an appropriate use
- Requiring screening to shield neighboring properties
- The difference between a Special Use Permit and Conditional Use Permit

Motion Passed

Results:

Roll Call:

AYES: Cruickshank (6)
 , Merkes
 , Radtke
 , Sanders
 , Schmidt
 , Zelinski

NAYS: Sturm (1)

ABSENT: Benner (1)

6. ADJOURNMENT

A. -

Moved by Comm. Schmidt, seconded by Comm. Sanders to adjourn at 5:03 p.m.