

**CITY OF MENASHA**  
**Plan Commission**  
**Council Chambers, City Hall – 140 Main Street**  
**January 7, 2014**  
**MINUTES**

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**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, DPW Radtke and Commissioners DeCoster and Schmidt.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Cruickshank

PLAN COMMISSION MEMBERS ABSENT: Commissioner Sturm

OTHERS PRESENT: CDD Keil, PP Homan, Moe Jaber and Gianna Jaber of 332 Ahnaip Street and Jeff Mazanec of RA Smith National, Inc.

**C. MINUTES TO APPROVE**

1. **Minutes of the December 17, 2013 Plan Commission Meeting**  
Motion by Comm. DeCoster, seconded by Ald. Benner to approve the December 17, 2013 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. **Special Use Permit – Auto Sales (single vehicle) – S & S Jaber – 332 Ahnaip Street**  
CDD Keil stated that the property owner is desirous of obtaining a motor vehicle dealers license that would enable him to purchase vehicles at automobile auctions. The Department of Motor vehicles requires local zoning approval as a prerequisite to issuing such a license. A special Use Permit is required for automobile sales. Moe Jaber stated that his intention is to purchase one vehicle at a time and make it available for sale.

Commissioners discussed:

- The location on the lot where the vehicle would be displayed for sale
- Site lighting and landscaping
- Limiting the number of vehicles for sale to one

The commissioners did not object to moving forward with the Special Use Permit process.

**ACTION ITEMS**

1. **Relocation of Gilbert Site Trail Access and Acquisition of the Gilbert Site “Duck Pond”**  
CDD Keil explained that staff is proposing to relocate the entrance to the waterfront park from its proposed location atop the berm on the west side of the 400 Ahnaip Street parcel to the area between 400 and 430 Ahnaip Street adjacent to the "duck pond". The reasons for the relocation relate to creating a more scenic entry to the park that is more centrally located. The proposed relocation will require filling a small portion of the pond. Deepening the pond and enhancements to its shoreline are also planned. The current property owners are in support of the relocation and will donate the land for the pond and the trail to the city.

Commissioners discussed:

- Grading and handicap accessibility
- Pond depth and water quality considerations
- Trail width and surfacing
- Relationship of the trail to the development sites
- Cost considerations

Motion by Ald. Benner, seconded by DPW Radtke to recommend the relocation of the trail and acceptance of the land donation for the duck pond and the trail.

The motion carried.

## **G. ADJOURNMENT**

Motion by Comm. Schmidt, seconded by Comm. DeCoster to adjourn at 3:57 PM. The motion carried.

*Minutes respectfully submitted by CDD Keil.*