

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, July 25, 2017
4:15 p.m.

Present:

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Nick Piergrossi, Vice Chairman	PRESENT
Kate Hancock-Cooke	PRESENT	Ald. Christopher Kunz	PRESENT	Karen Genett	PRESENT
Gerry Andrews	ABSENT	Ald. Jane Lang	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Ald. Cari Lendrum	Alex Wenzel W6283 Rocky Mountain Drive Greenville, WI
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Minutes:

MSC Andrews/Kaiser, to approve the June 27, 2017 meeting minutes. All Aye. Motion passed.

Public Appearances: None

Public Hearings:

1. Zoning Code Amendment – Accessory Building Height

Mayor Kaufert opened the Public Hearing. No one from the public commented during the public hearing. Mayor Kaufert closed the Public Hearing.

Action Items:

1. Zoning Code Amendment – Accessory Building Height

Deputy Director Schmidt provided an overview of the existing code section 26-466 which allows garages and sheds to have a maximum height of 20 feet. While the maximum height of 20 feet for garages is appropriate, 20 feet for sheds was considered too tall based on a recent shed that was constructed on Alcott Drive. By limiting sheds to no more than 15 feet in height, it would limit the ability to construct a shed with multiple stories.

Ald. Kunz asked if water can be connected to a shed. Deputy Director Schmidt said he believed it could, but a shed could not be used as a dwelling unit.

MSC Lang/Kaiser Amendment to recommend Common Council approve Ordinance No. 2017-12, amending Section 26-466 of the Code of Ordinances relating to Accessory Building height regulations.

All Aye.

2. Site Plan Review – 116 S. Commercial Street – Outdoor Patio

Deputy Director Schmidt provided an overview of the proposed project. The patio is proposed to be located in the rear (east side) of the building. There is an existing raised concrete pad which will be used as the patio.

Ald. Kunz asked what the width of the patio would be. The applicant, Alex Wenzel, said it would be about 60" at its widest and 45" on the portion that abuts Doty Avenue. Ald. Kunz asked if that was enough room for customers and wait staff to maneuver within the patio. Mr. Wenzel said his tables are about 24" and said that he tested them out and there appears to be enough space to maneuver. He indicated that he will monitor what works best for his customers.

Commissioner Kaiser asked about whether wait staff could serve customers from below the patio or are they prohibited from serving outside the areas shown on the site plan. Deputy Director Schmidt said he wasn't aware of those regulations and believed they pertained more to the Public Services and Safety Committee. However, he indicated he would follow-up with the City Attorney on the matter.

MSC Kaiser/Piergrossi, Plan Commission approved the site plan for the outdoor patio at 116 S. Commercial Street (Lion's Tail Brewery) with the following conditions:

- 1. All requirements in Municipal Code Sec. 4-106 (Outdoor service/beer gardens) must be followed.**
- 2. The proposed barrier must be at least 4 feet in height.**
- 3. The applicant must provide information on the fence materials being used.**
- 4. Obtain all necessary building permits prior to construction.**

All Aye.

ORD.

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Announcements and future agenda items:

Next Plan Commission meeting is scheduled for August 8, 2017.

Deputy Director Schmidt presented an overview of the status of all the site plans that have been approved by Plan Commission since 2015. Ald. Kunz asked what the City's policy was on site plan's that have been approved but have not started construction. Deputy Director Schmidt said that it depends on the project. If it's a larger project and over 12 months have lapsed since approval, Staff would probably send the request back to Plan Commission for approval.

The Commission wants an update on the closure of the WE Energies substations at South Park and Walnut Street.

Adjournment: The Commission adjourned its meeting at 4:50 P.M. MSC Lang/Kaiser. All Aye.

Respectfully Submitted,

Brad Schmidt
Deputy Director, Community Development