

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, October 8, 2019
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	Karen Genett	PRESENT		
Gerry Andrews	ABSENT	Ald. Jane Lang	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Cassandra Kohls, Administrative Assistant Community Development	Ald. Cari Lendrum
Melvin Timm 7065 Woodenshoe Rd, Neenah		

Mayor Kaufert called the meeting to order at 4:15 p.m.

Minutes:

MSC Kaiser/Genett to approve the August 27, 2019 meeting minutes. All Aye. Motion passed.

Public Appearances: Mayor Kaufert opened for Public Appearances. No one commented. Mayor Kaufert closed Public Appearances.

Public Hearings: Mayor Kaufert opened the Public Hearing for the Rezoning – Southeast Corner of Abby Avenue and W. North Water Street from I-2 to R-2 District. Melvin Timm (7065 Woodenshoe Road) addressed the Plan Commission as the Applicant. He indicated this previously was one large lot. His goal was to make this property useable. There is 1-2, General Industrial District to the east. Rezoning the lot to R2, Two-Family Residence District would allow for single-family or two-family residential. The subject is next to an existing R-2 District property which he also owns. He feels the change of zoning will fit in well with the neighborhood. He indicated the steel fence that was on the subject site has been removed.

Mayor Kaufert closed the Public Hearing.

Action Items:

1. Rezoning – Southeast Corner of Abby Avenue and W. North Water Street – I-2 to R-2 District (Ord. No. 2019-23)

Deputy Director Schmidt presented a zoning district map of the subject site and provided a summary of the rezoning request. The applicant is proposing to rezone the subject site to R-2, Two Family Residence District from I-2, General Industrial District. The applicant owns the land to the south and east of the subject property. Land to the east is undeveloped and zoned I-2 District. All land south of the subject property is zoned R-2 District. A small portion (.36 acres) will remain I-2, General Industrial District. The proposed rezoning classification is consistent with the City’s Comprehensive Plan 2040 Future land use designation.

Member Piergrossi inquired about the egress and whether gravel was an allowed material for a driveway. Deputy Director Schmidt indicated that at this point, the code allows gravel driveways in residential districts. Council may change this in the future. Deputy Director Schmidt confirmed that the egress/ingress continues south to Lot 1. He explained that the garage for the existing house (519 W. North Water Street) faces Abby Avenue. Staff worked with the applicant as the applicant’s original request was for a flag lot that would not have met code.

Member Hancock-Cooke asked for confirmation of Industrial zoning across the street and around the corner of Abby Ave. Deputy Director Schmidt confirmed and further described the two properties to the east are storage with industrial property further east. To the north is the waste water treatment plant, as well as property owned by WE Power Company.

Member Hancock-Cooke inquired about why all of the subject was not rezoned to R-2 District.

Melvin Timm indicated the land to the north of the subject is “ugly”. Leaving a portion of land in industrial zoning would allow for a commercial use at some point in the future. He described the easterly land as a buffer to the industrial zoned properties.

Mayor Kaufert addressed the applicant, Melvin Timm, inquiring why he no longer wishes to sell the subject property to the City. Melvin Timm indicated he did not receive a response from the City.

Mayor asked whether the Neenah-Menasha Sewerage Commission would have an interest to expand south (to this subject site). Deputy Director Schmidt indicated the subject land has been listed on the market. The waste water treatment plant would be aware. He is not aware of their needs.

Melvin Timm indicated that he would entertain an offer if the City wishes to purchase this site for a parking lot. Mayor Kaufert indicated he has had Staff review this and there is no interest at this time.

Mayor Kaufert explained he did not want to create a double standard and wanted this rezoning to be consistently handled. He referenced residential homes on Bond Street which are zoned C-2. He indicated some residences were having difficulty refinancing.

Member Piergrossi indicated this situation is no change from current standards but is an adjustment to the zoning boundary line.

Deputy Director Schmidt clarified that there was some speculation with the properties zoned C-2 on Bond Street. He explained that the owners were notified to let Staff know if they were running into any problems. As the old comprehensive plan was not consistent with the future land use, an amendment the comprehensive plan would be required.

MSC Piergrossi/Kaiser, Plan Commission recommends Common Council approve Ordinance No. 2019-23 rezoning southeast corner of Abby Avenue and W. North Water Street to the R-2, Two-Family Residence District.

All Aye. Motion passed.

2. Certified Survey Map – Southeast Corner of Abby Avenue and W. North Water Street – 3 Lot CSM

Deputy Director Schmidt explained the driveway for Lot 1 is planned to go through the easement over Lot 2. The proposed CSM meets the minimum for lot size. A drainage plan was attached in Deputy Director Schmidt's memo to Plan Commission dated October 2, 2019. Lot 2 and Lot 3 must meet drainage standards.

Member Hancock-Cooke expressed concern that the buyer of Lot 2 may not want the driveway.

Deputy Director Schmidt explained that there are challenges to install a driveway off of W. North Water Street. A legal document (shared driveway agreement) could be recorded to ensure that the property owners would work together.

Melvin Timm (applicant) indicated he intends to retain the ownership of the lots within his family. He intends to have a shared driveway agreement.

Member Genett inquired about the width of the proposed driveway. Deputy Director Schmidt indicated it would be 25 feet wide.

Ald. Kaiser indicated the ingress/egress to Lot 1 would be a benefit to Lot 1 and not a requirement of Lot 2. As Lot 2 could not restrict access for Lot 1.

Melvin Timm addressed Plan Commission and explained the location of curb cuts to access the proposed lots.

Mayor Kaufert stated the less shared driveways the better.

MSC Kaiser/Hancock-Cooke, Plan Commission approves the 3 lot CSM for the property located along Abby Avenue and W. North Water Street.

All Aye. Motion passed.

3. Informational - Trails Task Force

Deputy Director Schmidt gave a summary of the background of the Trails Task Force. The Trails Task Force was developed in 1997 and included a 10 member steering committee. At this point, Staff would like to reestablish the Trails Task Force with the focus on updating the plan to identify gaps and prioritize trail locations. A survey was conducted by the Trails Task Force which showed that the public sees value in trails. The East Central Regional Planning Commission studied the economic impact of trails as well. Their findings were that people want to be close to trails.

Deputy Director Schmidt presented a Strava Global Heatmap. This data identified the trails that are being utilized within the city. Staff would like to bring back more detailed information to ultimately obtain Plan Commission authority to reestablish the Trails Task Force.

Member Genett inquired about the timeline for the Lakeshore Drive project. Mayor Kaufert indicated that it will be included in his budget proposal. Director Kaiser indicated the Public Services and Safety Agenda for October 29, 2019 will include an informational item regarding the proposed layout of Lakeshore Drive.

Member Hancock-Cooke indicated most citizens would want to see the data (referring to the Strava Global Heatmap) and requested a copy of the map from Deputy Director Schmidt.

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Announcements and future agenda items:

Next Plan Commission meeting is scheduled for October 29, 2019.

Adjournment: The Commission adjourned its meeting at 4:55 P.M. MSC Kaiser/Piergrossi. All Aye.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Cassandra Kohls". The signature is written in a cursive, flowing style.

Cassandra Kohls
Administrative Assistant, Community Development