

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, March 12, 2024
4:15 p.m.

Present:

Mayor Jane Lang, Chairperson	PRESENT	Alderman Dan Steiner, Vice Chairperson	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT
Kate Hancock-Cooke	PRESENT	Karen Genett	PRESENT	Betsy Ellenberger	PRESENT
Gerry Andrews	ABSENT	Sarah Moore-Nokes	ABSENT		

Also Present:

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	Gina Hafemeister, 635 Main St
Ryan Koch, 635 Main St	Chris Kling, 635 Main St	Lance Thompson, 635 Main St
Jeff Conger, 635 Main St		

Minutes: MSC Genett/Kaiser, the Plan Commission, to approve the February 13, 2024 meeting minutes. All voting aye. Motion passed. Member Ellenberger abstained.

Public Appearances: Chairperson Mayor Lang opened public appearances to topics not related to the agenda.

No one in attendance spoke. Chairperson Mayor Lang closed public appearances.

Public Hearings:

a. Amend *Comprehensive Plan 2040*

Gina Hafemeister 635 Main St- she stated in the comprehensive plan, her address is located in the Neighborhood Commercial Corridor and she would like to remain in Industrial.

Deputy Director Schmidt went over that the amendment to the comprehensive plan was intended to update at the demographic, economic and housing data and updating it with the information provided from the 2020 US Census. The original plan was adopted in 2017. There were no changes to the future land use map.

Deputy Director Schmidt went over the area being referred to being identified as neighborhood commercial. The future land use map is a very general guide to what the city envisions as appropriate land uses, it is not a zoning code or regulating document. The zoning for this property being referenced is Industrial and the future land use map does not modify this zoning.

Member Hancock-Cooke reiterated the comprehensive plan does not preclude what the business is doing right now since it is looking at land use and not zoning. Deputy Director Schmidt stated the comprehensive plan does not regulate anything with the business.

Deputy Director Schmidt went over how there is some flexibility with the future land use map since it is not a zoning document. The future land use map is looking towards the future and to help the city make decisions based on a general future land use map.

Ryan Koch 635 Main St – he stated his biggest concern was to keep the use as it is now. Deputy Director Schmidt stated if there was a zoning change in the future, the business can still use the

building how they have always been using. The Comprehensive Plan does not prohibit future building additions or use of the property.

No one else in attendance spoke. Chairperson Mayor Lang closed this public hearing.

Action Items:

a. Amend *Comprehensive Plan 2040*

Deputy Director Schmidt went over the intent of looking at the comprehensive plan and how it was not a full update. He went over the website that has all the meeting minutes where the plan was discussed, the chapters with red line changes and all ordinances or amendments that have happened since 2017. www.ci.neenah.wi.us/PlanNeenah

MSC Ellenberger/Genett, the Plan Commission to adopt Resolution No. PC2024-01, and further to recommend Council approve the Ordinance No. 2024-02, amending the City of Neenah Comprehensive Plan Update 2040. All voting aye. Motion passed.

b. CSM – 806 Main Street 2 Lot CSM – Subdivision Variance Sec. 25-94(b)

Deputy Director Schmidt went over the CSM received to split a property that's currently non-conforming in that it is less than 60 feet wide. It is a double frontage lot and by splitting the property, it is alleviating the double frontage lot nonconformity. However, the other nonconformity is the two lots created would be less than 60 feet wide and less than 7,200 square feet in area. The subdivision ordinance lists 60 feet wide and 7,200 square feet as the minimum lot sizes. Notices were sent to all neighbors within 200 feet and there have been a few responses. The intent after splitting the lot is to build a house on the lot created. A public hearing is scheduled for the next Council meeting, Common Council approval of the variance to approve the CSM requires a ¾ vote.

Member Hancock-Cooke asked if we would do something similar for the neighboring lot that is only 42 feet wide. Deputy Director Schmidt stated this lot used to be two separate lots and the owner combined them.

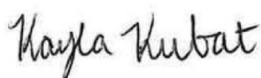
Director Kaiser stated are no services off Edward St on the new lot and the property owner would pay to have the services put it.

MSC Ellenberger/Steiner, the Plan Commission, to recommend Common Council approve a variance for the creation of two lots which are less than 60 feet wide and less than 7,200 square feet in area for the 2 lot CSM located at 806 Main Street. All voting aye. Motion passed.

Announcements and Future Agenda Items: Next meeting is scheduled for March 26, 2024.

Adjournment: The Commission adjourned its meeting at 4:43 p.m. MSC Kaiser/Ellenberger All voting Aye. Motion passed.

Respectfully Submitted,



PC Resolution No.
2024-01 / CC Ord No.

Report

Plan Commission Minutes

March 12, 2024

Page 3

Kayla Kubat

Administrative Assistant, Department of Community Development