

MINUTES OF THE NEENAH PLAN COMMISSION

Tuesday, April 8, 2025

4:00 p.m.

Present:

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

Also Present:

Brad Schmidt, Interim Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	Frank Cuthbert, 1533 Fallow Dr
Alderman Cari Lendrum	Alderman William Pollnow	Flo Bruno, 1002 E Forest Ave
Scott Roh, 821 Kensington Rd	Scott Becher, 1061 Green Acres Ln	

Minutes: MSC Andrews/Genett, the Plan Commission, to approve the March 11, 2025 meeting minutes.

All voting aye. Motion passed.

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

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

Public Hearings: None

Action Items:

a. Neenah Housing Study and Needs Assessment – Strategy Implementation

Interim Director Schmidt went over the next step of the housing study, which is the implementation of strategies outlined in the study. The consultant recommended to start with zoning code updates and changes. These create the foundation for adding additional housing in the city.

There was discussion around accessory dwelling units (ADUs). Currently these are prohibited but should be looked at further since they are becoming more popular, especially with companies like Linked Living who are marketing in attached ADUs in the city..

Member Steiner asked what the main concerns with these types of structures. Interim Director Schmidt stated density is a concern and who will live in these units, particularly if they become short-term rentals or tourist housing.

Member Genett asked what happens if the main purpose of the ADU ends. Interim Director Schmidt states in other municipality codes, there is no prohibition that it must be used for a specific person (e.g. grandma). It is the ultimately the main resident's personal property, however, it cannot be split off and sold separately.

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Member Steiner stated he liked the zoning changes suggested and asked what the next steps are. Interim Director Schmidt stated any changes require a Class II Notice, Plan Commission review and then the Common Council approves the final change. He stated ideally looking at a few of these ideas next meeting.

Announcements and Future Agenda Items: Next meeting is scheduled for April 29, 2025.

Adjournment: The Commission adjourned its meeting at 4:47 p.m. MSC Genett/Kaiser. All voting Aye. Motion passed.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kayla Kubat".

Kayla Kubat

Administrative Assistant, Department of Community Development