

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, November 16, 2022 at 5:15 PM

Minutes

CALL TO ORDER

The Planning Commission meeting was called to order by Chairman Jochman at 5:15 p.m.

PRESENT: Chairperson: Chair Dennis Jochman
Commissioners: Mr. Aaron Sabel
Mr. Tom Young
Mr. Morris Cox
Ms. Tracy Romzek
Mr. Michael Scheibe
Mr. Thomas Willecke

Staff: Community Development Director George Dearborn
Associate Planner Daniel Dieck
Village Manager Jeff Sturgell
Planning Intern Emma Dziengeleski

Other: There were 6 attendees

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – September 21, 2022

MOTION: Mr. Cox, seconded by Mr. Scheibe to approve the meeting minutes of September 21, 2022.

Motion carried 7-0

PUBLIC HEARING

1. Rezoning A-2 to B-3 1822 Midway Road-Club Car Wash

MOTION: Mr. Cox, seconded by Mr. Scheibe to open the public hearing.

Motion carried 7-0

Director Dearborn gave an overview explaining that this is the second time this project has been brought to the Planning Commission and Village Board for rezoning due to legal actions taken by some other properties within the City of Menasha. These actions have not been declared by the courts as removed yet. This project will be advertised for again since the rezoning was deemed not valid, we are going through the full process again. By default, this property reverted back to A-2 zoning which is not appropriate for this area. The rezoning is to align this property with the appropriate zoning which is B-3 as are properties to the North, to make it consistent for future development.

MOTION: Mr. Sabel, seconded by Mr. Willecke to close the public hearing.

Motion carried 7-0

2. Conditional Use Permit-2309 East Shady Lane, Equine Riding Stable

MOTION: Mr. Willecke, seconded by Mr. Scheibe to open the public hearing.
Motion carried 7-0

Director Dearborn stated that this project was withdrawn by the applicant, but a Public Hearing will still be held for anyone who wishes to make comments. The property is zoned agricultural, and the only reason for the Conditional Use Permit was for the potential of boarding horses in the future for other individuals.

Chairman Jochman reiterated that since this property is zoned agricultural, horses would be allowed.

Diane Johnson of 2245 Gateway Meadows Lane

Ms. Johnson stated that her and her neighbor's concerns were more so related to the smell. Another concern she has was with what was going to be the density of horses per that area of land. She expressed concern of where this manure would be going, and did not want to smell it every day.

Director Dearborn addressed the comments and stated that the challenge is that it is zoned A-2 General Agriculture, and horses are allowed as well as other animals. He explained that it needs to be maintained, and that most of the surrounding properties are also zoned A-2 General Agriculture.

There was a brief discussion among Commission members and Director Dearborn answered a few questions.

David Bayer of 2255 East Shady Lane

Mr. Bayer asks some questions about future plans for this property, and if there is any future rezoning would more information be sent to surrounding property owners.

Director Dearborn responded to the comments by agreeing with the statement that future information would be sent out, but since the sale had not happened, there will be no change.

MOTION: Mr. Sabel, seconded by Mr. Willecke to close the public hearing.

OLD BUSINESS

1. Rezoning A-2 to B-3 1822 Midway Road

Director Dearborn explained that he has nothing new to say regarding this rezone.

MOTION: Mr. Cox, seconded by Ms. Romzek to approve as submitted.
Motion carried 7-0

NEW BUSINESS

1. Conditional Use Permit-2309 East Shady Lane, Equine Riding Stable

This item was withdrawn from the agenda by the applicant.

2. CSM-1693 Butte Des Morts Beach Road

Director Dearborn gave a brief overview of the CSM and the request of the property owner.

MOTION: Mr. Sabel, seconded by Mr. Scheibe to approve as submitted.
 Motion carried 7-0

3. CSM-Starboard Drive

Director Dearborn gave a brief overview of the CSM and the request of the property owner.

MOTION: Mr. Cox, seconded by Mr. Willecke to approve as submitted.
 Motion carried 7-0

OTHER BUSINESS

1. Development Activity Report

Director Dearborn reviewed the Development Activity Report for October and the Annual Building Report for 2022.

There was a discussion pertaining to any new projects that may be coming in the near future.

COMMUNICATIONS

1. Sustainability

Director Dearborn gave an update on Community Gardens and that we have already seen a number of renewals for next year. Director Dearborn stated the Electronics Recycling Event was successful, and that dates have been picked for next year.

There was brief discussion regarding the Electronics Recycling Event and Community Gardens.

Director Dearborn thanked Ms. Dziengeski for her work with the Village, but that her time is coming to a close.

PUBLIC FORUM

Mr. Sabel asked how someone who doesn't own the property can attempt to change the use of the property. Mr. Sabel than stated that the person who applied for the Conditional Use Permit was not the owner of the property.

There was some discussion regarding the Public Notice name not matching the seller name.

Director Dearborn addressed these comments and said that the owner can authorize someone to apply for a Conditional Use Permit or a rezoning.

Village Manager Sturgell further addressed the comments and said there are three people who can do this, and that includes, the owner of the property, the Planning Commission, and the Village Board.

David Bayer of 2255 East Shady Lane

Mr. Bayer asked about the activity on the corner of Shady Lane and Clayton.

Director Dearborn stated that it is an apartment development, and that it will take a couple years to complete. There will be a total of 244 units.

There was some brief discussion regarding the details of this project among the Commissioners.

ADJOURN

At 5:43 p.m., **MOTION:** Mr. Sabel seconded by Mr. Scheibe to adjourn.

Motion carried 7-0

Respectfully submitted,

Emma Dziengeleski, Planning Intern

Note: These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.