

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, February 19, 2025
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. Morris Cox
 Ms. Tracy Romzek
 Mr. Thomas Willecke
 Mr. Tom Young
 Mr. Michael Prince
 Mr. Michael Scheibe

EXCUSED: None

 Staff: Community Development Director George Dearborn
 Associate Planner Daniel Dieck
 Village Manager Jeffery Sturgell

 Other: 6 others present

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – January 15, 2025

MOTION: Mr. Cox, seconded by Mr. Willecke to approve the meeting minutes of January 15, 2025.

Motion carried 7-0-0

PUBLIC HEARING

1. Public Hearing – Conditional Use Permit (CUP) Residential Multi-Family Development – Gloss Construction, Inc. – West American Drive – Parcel 1210253

MOTION: Mr. Cox, seconded by Ms. Romzek to open the public hearing. Motion carried 7-0-0

Director Dearborn gave a brief overview of the item stating that the applicant has substantially revised the original proposed CUP for 4 duplexes on the property. The new CUP proposes a 10-unit townhouse development with an interior driveway that will limit the number of driveways crossing the trail to two, thus limiting vehicular conflicts. Staff recommends approval.

Ms. Jane McCormick – 741 Blackmore Cir., Neenah

Ms. McCormick had two questions, what is the state statute that says you have to allow a person to build and what are the plans for the storm sewer? Director Dearborn addressed her questions and concerns.

Mr. John Jackson – 648 LaQuinta Ct., Neenah

Mr. Jackson read a letter from his neighbor Jennifer Knaack, 674 LaQuinta Ct.. Chair Jockman stated that the letter was already submitted with the staff report. Mr. Jackson was also concerned about the overflow from the detention pond and where it would go. Director Dearborn stated the stormwater will flow into the detention pond and then into the storm sewer along American Drive.

Mr. Brett McCormich – 741 Blackmore Cr., Neenah

Mr. McCormich was primarily concerned with having enough on-site parking to accommodate the number of cars for each unit, including quest parking. He was also concerned about adequate lawn care.

Ms. Vicky Lehman – 747 Copperhead Dr., Neenah

Ms. Lehman is concerned about safety, stating that she is concerned that cars coming around the curve will not have adequate time to see cars coming out of the development and wondered if the speed should be reduced because of this project. She is also concerned about the construction vehicles parking on American Drive.

Mr. Dan Susdorf – 1751 Mill Pond Ln., Neenah

Mr. Susdorf is concerned that the stormwater will flow into their pond which is adjacent to this site. Chair Jockman said it cannot, this will be engineered so that stormwater will flow into its own pond and by ordinance, stormwater needs to be contained on site.

Ms. Jane McCormich – 741 Blackmore Cir., Neenah

Ms. McCormich asked for clarification regarding the stormwater pond. Director Dearborn said the water will be engineered to flow into the stormwater pond on site and then through pipes underground into the storm sewer.

Mr. David Gloss – 42 Brentwood Ln., Appleton

Mr. Gloss stated he is the owner and developer of this project and feels this residential development is a reasonable approach for the parcel and told the residents that commercial development could take place by right, without any public input. He reminded the residents that this could be a gas station, because of the B-3 zoning. He said that traffic safety concerns have been addressed by a long setback off the road that provides for a good line of sight at both approaches.

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

OLD BUSINESS

None

NEW BUSINESS

2. Conditional Use Permit (CUP) Residential Multi-Family Development – Gloss Construction, Inc. – West American Drive – Parcel 1210253

Chair Jockman asked the Commissioners for a discussion of the new business item.

The discussion centered around the safety concerns presented by the residents, which were echoed by the Commissioners, primarily, adequate on-site parking and traffic flow around the curve. The Commissioners commended the developer on a much-improved design that mitigates many of the concerns. It was noted that yes the corner was a concern, yet, there could be worse options for this corner. Some suggestions for design improvements were making the driveway a one-way road (one-way in and one-way out), widening the driveway to accommodate parallel parking and garbage trucks

and increase on-site parking. It was also suggested to extend the driveway farther to the south for better visibility around the corner.

Chair Jochman asked staff to relay the concerns that were identified in the meeting to the site plan review committee to address during the review process.

MOTION: Mr. Cox, seconded by Mr. Willecke to approve the proposed CUP with the following conditions:

1. The development shall consist of ten (10) attached townhouses as shown on the site plan.
2. Two (2) driveways shall be allowed on either end, with possible additional parking on the southwest end as an option.
3. A site plan shall be submitted and approved by the site plan review committee.

Motion carried 7-0-0

OTHER BUSINESS

1. Development Activity Report

Director Dearborn reviewed the 2025 Building Report.

COMMUNICATIONS

1. Sustainability Committee

Director Dearborn provided a summary of activities.

PUBLIC FORUM

No comments.

ADJOURN

At 6:10 p.m., **MOTION:** Mr. Scheibe, seconded by Mr. Cox to adjourn. Motion carried 7-0-0

Respectfully submitted,

Dan Dieck
Associate Planner

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