

TOWN OF CLAYTON
 Town Plan Commission Meeting Minutes
 7:00 PM Wednesday, February 8, 2023
 Town Hall Meeting Room, 8348 County Road T, Larsen, WI 54947

I. Call to Order: Chair Knapinski called the meeting to order at 7:00 p.m.

A. Pledge of Allegiance

B. Verification of Notice

C. Verification of Meeting Roll

a. Commissioners

Chair Knapinski PRESENT

Commissioner Ketter PRESENT

Commissioner Nemecek PRESENT

Commissioner Dorow ABSENT

Commissioner Haskell PRESENT

Commissioner VACANT

Town Board Rep. Christianson PRESENT

b. Staff

Administrator Wisnefske PRESENT

Clerk Faust-Kubale PRESENT

Planner Jaworski PRESENT

Engineer Werner PRESENT

II. Public Hearings: **NONE**

III. Approval of Minutes:

A. Approval of the minutes of the Wednesday, January 11, 2023 Plan Commission Meeting.

MOTION:

Motion by Commissioner Haskell

Second by Commissioner Nemecek

Motion made to approve the January 11, 2023 Plan Commission Meeting Minutes with a correction to the motion and second to adjourn.

*Upon review the motion and second were accurately recorded in the minutes as presented

Motion carried by unanimous voice vote.

IV. Open Forum: Town-related Matters not on the Plan Commission's Agenda: **NONE**

V. Correspondence:

A. Distribution of the January 2023 Building Inspector's Report.

B. Review of the Renew Wisconsin Energy Summit held January 26, 2023 provided by the Town Planner.

- Planner Jaworski noted his attendance at the Summit and the main takeaway relevant to the Town is that the topic and construction of microgrids will be more prevalent as energy demands increase.

VI. Business:

- A. Review/Recommendation: Plan Commission review & recommendation on a Concept Plan Review Application submitted by McMahon Associates for a proposed multi-use development including commercial, multi-family and single-family lots.

Derek Liebhauser, 3027 Ridgeway Dr, Neenah, WI 54956 spoke on behalf of the development group. Mr. Liebhauser noted he was born & raised in the Town and works in property management. Mr. Liebhauser through his work has noted a shortage of rentals and smaller lots for homes in the area and seeks to fill some of that need with this proposed development. Chair Knapinski asked what the range of rentals would be, and Mr. Liebhauser responded the plan is to be in the B- to A- category with rents varying from about \$800 to \$2000 per month.

The Commissioners noted the trail extending from the entrance of the development through to the far end, but expressed they would like to see more dedicated greenspaces, and perhaps explore the Safer Routes to School program offered as the proposed development is so close to the new Neenah High School. Overall, the Commissioners viewed the concept plan in a favorable light and encouraged both the representatives from McMahon and Mr. Liebhauser to continue to refine the site plan.

DISCUSSION ITEM ONLY – NO ACTION TAKEN

- B. Review/Discussion: Plan Commission review & discussion on defining “flex space” within the Town Zoning Code of Ordinances.

The Commissioners continued discussions on defining “flex space” within the Town. The Commissioners noted concerns regarding architecture standards and the site plan review process.

DISCUSSION ITEM ONLY – NO ACTION TAKEN

VII. Upcoming Meeting Attendance

VIII. Adjournment

MOTION:

Motion by Commissioner Haskell

Second by Commissioner Ketter

Motion to Adjourn the meeting at 7:52 pm.

Motion carried by unanimous voice vote.

Respectfully submitted,
Kelsey Faust-Kubale, Clerk