

**TOWN OF GREENVILLE  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

DATE: Monday, June 26, 2017

TIME: 5:30 PM

LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

**Agenda**

1. CALL TO ORDER

Present: Jim Cotter, Leanne Meidam-Wincentsen, Andy Peters, Jim Ecker, Ken Zilisch, Greg Kippenhan, Jack Anderson

The meeting was called to order at 5:30pm.

2. POSTING OF AGENDA/APPROVAL OF AGENDA AND MEETING MINUTES

- a. Approve Planning Commission Meeting Minutes from May 22, 2017.  
Motion to approve the agenda made by Andy Peters, second by Greg Kippenhan.  
Motion carried 7-0. Motion to approve the meeting minutes from May 22, 2017 made by Jack Anderson, second by Jim Cotter. Motion carried 7-0.

3. NEW BUSINESS

- a. Public hearing and possible approval of Sunset Hill Estates, Special Use Planned Unit Development, Lot 19 Towering Pines West, Parcel# 110084130.  
Ryan Spiegl, Spiegl Construction, explained the proposed PUD. Chris Pagels noted that any stormwater issues have been discussed and mapped during the Towering Pines West subdivision proceedings. He said that any small issues can be addressed during the building permitting process. Dave Tebo noted that the Town has asked that the utilities are brought to the Southern lot line to connect the lot to the South. The roadway specs, water/sewer utilities plan and developers agreement are still being worked on but must be completed prior to the Town Board meeting on Monday, July 10<sup>th</sup>. Motion to close the public hearing made by Jim Cotter, second by Leanne Meidam-Wincentsen. Motion carried 7-0.  
Leanne would like to see different stone work and details on some of the structures to break up the mirror images. Motion made by Jim Ecker to approve the Sunset Hill Estates PUD with the conditions the drainage plan be reviewed, the architectural considerations be used, and Town Board approval of the development agreement, second by Ken Zilisch. Motion carried 7-0.
- b. Review and possible approval of Site Plan for Fox Valley Spring Company LLC, N915 Craftsmen Dr., Parcel # 110240300.  
They will be lowering the elevation of the retention pond by 5-6 feet to satisfy the stormwater needs, no additional open water will be added. Motion to approve the site plan made by Jim Cotter, second by Greg Kippenhan. Motion carried 6-1 (Leanne Meidam-Wincentsen abstains).
- c. Review and possible approval of fence at Fox City's Towing, N1056 Tower View Dr., Parcel# 110205300.  
The fence will be 6' tall with 90% security slating. There is one sliding gate off the parking lot. Motion to approve made by Ken Zilisch, second by Leanne Meidam-Wincentsen. Motion carried 7-0.

- d. Re-review and possible change of conditions for Greenville Auto & RV Special Use Permit to allow automobile sales/maintenance and residence in a Commercial District, N930 Cty Hwy CB, Parcel #'s 110088700.

Dave received a letter from the Korths stating the residence will never be used for rental property. Rich Carlson, Town Attorney, does not feel this agreement will hold. At this time, both properties North of Hwy 96 are zoned Commercial. Dean Culbertson feels the car lot is a great use for the property, but the house makes it very complicated for future commissions and staff. Sue Korth W6732 Sunnyvale Lane, wanted to note that they put the equity into purchasing that home and don't want to lose that money. They also wanted to create a buffer between the car lot and the residential home next door. They want it to look as new and nice as the new car facility. They are going to make it ADA so they may be able to turn it into a commercial office at some time. Motion to amend the original motion to strike out the rental restriction, and add that the house must be well maintained, no new residential construction may be added and the house will be single family usage only, second by Jim Ecker. Motion carried 6-1 (Jack Anderson nay).

4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

- The next Planning Commission will be held July 24<sup>th</sup> 5:30pm.
- The new Town Administrator Joel Gregozski was in attendance. July 24<sup>th</sup> is his anticipated start date.
- The Cintas project is going forward as planned.
- The Land Stewardship committee has been working with students at HASD.
- The Planning Commission wants an update on the Quantum Electric project.
- Ditch/Karst Update - well testing in the area has been completed with all tests coming out positive/ok with no problems. Staff is working with an engineer to create a plan that will be approved by the DNR. Tim Roach and Cara Holman from Outagamie County met with some Town Board members and staff to try and rebuild County/Town relationships. The Town will be inviting the County to all meetings in the future.
- Andy Peters and Jack Anderson wants the staff to look into the Spaulding Trailer Sales off Hwy 76. The business was not approved by the Planning Commission and it looks as if they are currently doing business without approval.

5. ADJOURNMENT

Motion to adjourn made by Jack Anderson, second by Jim Cotter. Motion carried 7-0 and the meeting was adjourned at 6:17pm.