

AMENDED
TOWN OF GREENVILLE
PLANNING COMMISSION
REGULAR MEETING MINUTES

DATE: Monday, September 25, 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, Jack Anderson, Greg Kippenhan, Jim Ecker, Ken Zilisch
Meeting called to order at 5:30pm.

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

- a. Approve Planning Commission Meeting Minutes from August 28, 2017.
Motion to approve the agenda made by Andy Peters, second by Jim Cotter.
Motion carried 7-0. Motion to approve meeting minutes from August 28, 2017 made by Greg Kippenhan, second by Leanne Meidam-Wincentsen. Motion carried 7-0.

3. NEW BUSINESS

- a. Public hearing and possible approval of Certified Survey Map. Ryan & Heidi McNichols, N2426 Greendale Rd, Parcel 110020101.
Motion to close the public hearing made by Andy Peters, second by Leanne Meidam-Wincentsen. Motion carried 7-0. Motion to approve the certified survey map made by Jim Ecker, second by Jim Cotter. Motion carried 7-0.
- b. Review and possible adoption of Resolution #12-17 recommending denial of a Special Exception Use Permit application seeking to construct a billboard/monument off-premises sign in the General Commercial and Gateway zoning districts submitted by Martin Nikodem/Lamar Advertising of Green Bay, N2036 Greenville Dr, Parcel 110027201.
The newly formed sign committee met regarding this application. Don Snyder, Lamar Advertising, 1800 Scheuring Rd. DePere, 54155. Don says this will not be a digital billboard, it will be a static two sided sign that will change every 28 days. Because of this, the resolution is not applicable. Motion to table until we can get proper clarification on the special exception made by Jack Anderson, second by Leanne Meidam-Wincentsen. Motion carried 7-0.
- c. Review and possible approval of Site Plan application for Diamond Water, N1022 Quality Dr, Parcel 110204100.
John Elrick, Keller, N216 St Rd 55 Kaukauna, WI 54130, spoke regarding the project. Motion to approve the site plan for a Diamond Water building addition at N1022 Quality Drive with documentation of a County Airport Overlay Permit, County Shoreland Conditional Use Permit, and Town Erosion Control Permit received by the Town Building Inspector prior to issuance of a building permit made by Jack Anderson, second by Andy Peters. Motion carried 7-0.
- d. Discussion and possible action on ECWRPC proposal for assistance with preparation of 2040 Comprehensive Plan update including the development of a

Bike/Pedestrian plan.

The proposed assistance from East Central Wisconsin Regional Planning Commission (ECWRPC), would help the Town to update the Comprehensive Plan as well as create a Bike/Pedestrian plan. Their experience in creating bike/pedestrian plans like this has helped many other municipalities in the area. A plan such as this would help us to possibly receive grants in the future. The Comprehensive Plan would be updated to make sure it meets statutory requirements, however the work would be done by the Town and GIS Department. Dave will update the Planning Commission members on what questions and numbers were recorded regarding trails on the Town Survey. The Commission would like the Town to take on more responsibility to cut our prices slightly. Motion to strongly encourage that we pursue this agreement with EWCRPC *made by Jim Ecker*, second by Jim Cotter. Motion carried 7-0.

- e. Discussion on proposal for ordinance amendment from United Coop. United Coop would like to reduce our ordinance requirement of a 500' driveway placement from any lot line from zoning ordinance §320-129. Jack would like to make sure we choose a distance that works/includes all current areas as well as future. A special exception use permit may be required for each project. The Planning Commission would like to see a map of different intervals in some of our main intersections in town and surrounding communities. Leanne wants to know what the residents in the area think of this project. Andy suggested that the type of road may be the qualifier for different measurements. The Planning Commission requires United Coop to follow the Heritage requirements.
- f. Discussion on proposal for ordinance amendment from YMCA. Currently "Medical Clinic" is not listed in the Special Exception Uses and Structures list in §320-93 that are allowed in a General Agriculture District. Jack Anderson would like to add "Medical Clinic" to this list, any project would still have to come to the Planning Commission for Special Exception Use Permit approval. The Town will come back with an ordinance amendment.

- 4. TOWN CHAIRMAN/DIRECTOR of COMMUNITY and ECONOMIC DEVELOPMENT UPDATE: Planning Updates: TID #1, Well #5, Sign Review Committee progress, College Avenue Upgrade Meetings, Old Business.
 - McMahon is currently working with the Town to plan stormwater concepts for the TID area. We are hoping to have a plan by the October meeting.
 - The Sanitary District is proposing a well site on the Town owned Greenville Sports Complex site. This will help to service any park buildings and new subdivisions.
 - Wed Oct 4th 10am public meeting at OC Hwy Dept. regarding College Ave upgrades.
 - Oct 12th Grand Chute Town Hall 4-6pm, public informational meeting.
 - Dave talked with Marty Nikodem regarding the tabled minor change to his special exception permit (August 2017). He will be at the October meeting to discuss this.
 - Oct 9th Town Board
 - Oct 23 Planning Commission
 - Oct 18th Facilities Committee
- 5. ADJOURNMENT
Motion to adjourn made by Greg Kippenhan, second by Jim Cotter. Motion carried 7-0, the meeting was adjourned at 6:50pm.