

AMENDED
TOWN OF GREENVILLE
PLANNING COMMISSION
REGULAR MEETING MINUTES

DATE: Monday, October 23, 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, Ken Zilisch, Jim Ecker

EXCUSED: Greg Kippenhan

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 September 25, 2017.

Motion to approve the agenda made by Jim Cotter, Jim Ecker second. Motion carried 6-0.

Motion to approve the minutes from September 25, 2017 made by Andy Peters, Leanne Meidam-Wincentsen second. Motion carried 6-0.

3. NEW BUSINESS

a. Public hearing and possible approval of Certified Survey Map. Randy Strey, W8258 Spring Rd, Parcel 110024000.

Jerry Nichols, N1816 Manley Rd. is wondering on intent for the split. Randy Strey wants to sell the buildings and land to a local farmer for farming activities.

Motion to close the public hearing made by Ken Zilisch, Jim Cotter second.

Motion carried 6-0. Motion to approve the Certified Survey Map made by Ken Zilisch, Andy Peters second. Motion carried 6-0.

b. Public hearing and possible approval of amendment to ordinance §320-93 Special exception uses and structures in AGD General Agricultural District.

(F) will be changed from Veterinary Offices to Veterinary, Medical and Dental Clinics. Motion to close the public hearing made by Jack Anderson, Leanne Meidam-Wincentsen second. Motion carried 6-0. Motion to approve the

ordinance amendment made by Jack Anderson, Jim Ecker second. Motion carried 5-1 (Leanne Meidam-Wincentsen).

c. Review and possible approval of Special Exception Use Permit application to allow construction of a billboard/monument off-premises sign in the General Commercial and Gateway zoning districts. Martin Nikodem/Lamar Advertising of Green Bay, N2036 Greenville Dr, Parcel 110027201.

Joel Gregozeski stated the applications background and the suggested requirements from staff and the sign committee:

1. The off-premises monument sign meets the size restrictions established for signage in the Gateway Overlay District;

2. The constructed sign may never be used for digital or electronic messaging;

3. The constructed sign will represent the maximum square footage allowed for a monument sign on the parcel and thus no other sign, except wall signs, will be allowed on the premises;

4. No temporary signage will be allowed on the property.

Motion to approve with conditions suggested by the staff and sign committee and that it must meet municipal setbacks made by Leanne Meidam-Wincensten, no second, motion fails. Motion to approve with the suggested requirements from the staff and sign committee, to allow shared space on the sign with Wheelin' 15 Auto Sales not exceeding the maximum dimensions and the Municipal, County and State setbacks be applied, second by Andy Peters. Motion carried 5-1 (Jack Anderson)

- d. Review and possible approval of a minor change to a Special Exception Use Permit to allow for sales of campers/RV's for Martin Nikodem, N2036 Greenville Dr, Parcel 110027201.

The conditions of the original special exception use permit were not met; the landscaping requirement, 8 shade trees were not planted along Hwy 15. Martin Nikodem, N2036 Greenville Dr. spoke on the original special use. He is not sure how the DOT project will affect his property, so he is hesitant on planting trees. If we require a setback for the trees this will not be an issue. Jim Cotter feels with all the changes, this special use should be denied and required to start over. Motion to deny the minor change to the special exception use permit to allow 1-4 RV's to be parked behind the cars for sale made by Jim Cotter, Jack Anderson second. Motion approved 6-0. The Town staff will work with Mr. Nikodem to put together a site plan that will meet all the requirements needed to make this property conforming. The current and future state of the properties from the highways needs to be noted in the new special exception use permit.

- e. Discussion on proposal for amendment to ordinance §320-11 (A) and §320-129 (A) Filling Station.

United Co-Op would like to *develop* the current Co-Op off Hwy 76. They would like to add to and update the current location, however it would not currently conform to our ordinances. This draft ordinance would change the ordinance wording to update from Automobile to Motor Vehicle as well as possibly update the buffer along with other items. Jim Ecker would like to put together different categories to create different requirements for neighborhood gas stations, truck filling stations, number of pumps etc. Leanne wants to hear how people who live in the area feel about these stations.

- f. Discussion and possible action on proposed ordinance amendment to not allow off-premises signs in the Town of Greenville

The sign committee would like to create an ordinance amendment that would not allow off premise signs until they can draft a new ordinance on allowable signs.

4. TOWN CHAIRMAN/DIRECTOR of COMMUNITY and ECONOMIC DEVELOPMENT UPDATE: Progress on TID planning.

-A wetland delineation has been completed in the TID area. Most of these areas have been submitted to the State with permission of the owners. This delineation is important in order to officially map the Design Dr. extension.

-Dave Tebo has been placed on administrative leave, all Planning items will be handled by Joel Gregozeski.

5. ADJOURNMENT

Motion to adjourn made by Jim Cotter, Andy Peters second. Motion carried 6-0. Meeting was adjourned at 6:40pm.