

AMENDED
TOWN OF GREENVILLE
PLANNING COMMISSION
REGULAR MEETING MINUTES

DATE: Monday, November 27, 2017

TIME: 5:30 PM

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

Agenda

1. CALL TO ORDER

Meeting was called to order at 5:30pm.

2. ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA

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

Motion to approve the agenda made by Andy Peters, Greg Kippenhan second. Motion carried 7-0.

3. CONSENT AGENDA

(Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Supervisor and addressed immediately following the motion to approve the other items on the Consent Agenda.)

a. ~~Approve Planning Commission Meeting Minutes from October 23, 2017.~~

b. Official withdrawal 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.

Leanne Meidam-Wincentsen and Jack Anderson requested item 3a be removed and added to a new section, 3c, for withdrawn items.

Motion to approve the consent agenda made by Jim Ecker, Jack Anderson second.

Motion carried 7-0.

3c. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

a. Approve Planning Commission Meeting Minutes from October 23, 2017.

Leanne Meidam-Wincentsen made a motion to amend the October 23, 2017 minutes, item 3f, changing the words "purchase" to "develop". Motion to approve the meeting minutes to include that amendment made by Jack Anderson, Andy Peters second. Motion carried 7-0.

4. NEW BUSINESS

a. Consider/Discuss/Act on the request by petitioner Marty Nikodem for a Minor Change to a previously issued Special Exception Use Permit to allow the sale of 1-4 RV's on property zoned GC-General Commercial District located at N2036 Greenville Drive, Parcel 110027201.

Jim Ecker made a motion to approve the minor change to the special use permit with the following conditions:

1. The area for display of auto & RV sales as shown on the site plan is located in

accordance with the site plan and is no larger than 30' x 75'.

2. The landscaping requirement for the previous special use approval is met. 8 shade trees of no smaller than 3" caliper must be planted and maintained along the parcel front lot line along Highway 15 by June 1, 2018 to satisfy both the initial permit requirements and a condition of this minor change.

3. A staff review for satisfactory compliance will be presented to the Town Planning Commission on June 1, 2018. Failure to comply with the conditions set forth in the Special Exception Use Permit and the conditions identified for the minor change will result in revocation of the Special Exception Use permit.

Andy Peters second, motion carried 7-0.

- b. Consider/Discuss/Act on an ordinance amending the Chapter 320 Zoning Code to prohibit *permanent* off-premise signs in the Town of Greenville.

Motion to accept the recommendation to amend Chapter 320-52 and 320-129 made by Leanne Meidam-Wincentsen, Jack Anderson second. Motion carried 7-0.

- c. Consider/Discuss/Act on proposal for amendment to ordinance §320-11 (A) and §320-129 (A) Filling Stations.

Motion to recommend approval to send this to public hearing with Farm Equipment added under definitions, and the selling of auto parts needs to be further defined, made by Jack Anderson, Greg Kippenhan second. Motion carried 6-1 (Leanne Meidam-Wincentsen). Leanne would like "zoning use" to be considered and not just actual zoning districts as well as the 250' measurement to be looked at/defined more closely. Collin Meisel Payne and Dolan W6380 Design Dr., working with Keller and United Co-Op to improve the Co-Op in Greenville. He doesn't want the Town to start seeing older dilapidated buildings because of how the code is written for the Heritage Overlay. He is hoping the Town will work with them to find a mutually agreed upon project.

- d. Consider/Discuss/Act on the request by petitioner United Cooperative – Greenville for the purposes of a Planned Unit Development pre-application conference related to a development proposal at N1878 Municipal Drive, Parcel 110038601.

United Co-Op wants to turn the current location as well as abutting parcels into a filling station with grocery and hardware. The Heritage Overlay District has items which do not fit their wants and needs for the project. Jim Ecker feels they can do a better job making the building look more like a country store to meet more of the Heritage requirements. Leanne Meidam-Wincensten would like to see the driveways cut down to two for traffic congestion. Adding to the façade may help to get the roof line issue solved and masonry is important. Rob Winstrom, Keller, wanted to point out that the slope of the area may hinder moving the pumps to some areas. He also wanted to point out that masonry wasn't used historically and would like to give them other options. Jack Anderson wouldn't want any pole signs or a monument sign. He would like to see it on the building somewhere. Jim Ecker feels that over compensating with landscaping would help with leniency in other areas. The current pumps would stay at the Co-Op location and the old building would become storage. Andy Peters wants to make sure we set the tone for this area, the masonry and roof line are strong issues. This will not be an all night gas station, closer to 10pm closing time. John Julius wanted to point out

other businesses in the area which are making good business models with lighting and following the ordinances. He feels the lighting and other issues can be solved with landscaping. The Town staff will work with Untied Cooperative to create a site plan that can be brought back to the Planning Commission.

5. **TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE**

Joel Gregozeski has been in contact with Eric Fowle, East Central Wisconsin Regional Planning Commission, to give us another quote in which ECWRPC takes a stronger role in updating our Comprehensive Plan and less of a role in the bike pedestrian plan.

Jack Anderson proposed the Planning Commission meeting be moved to December 18th from the 25th. The change was accepted, the next Planning Commission will be held December 18, 2017 at 5:30pm.

6. **ADJOURNMENT**

Motion to adjourn made by Jim Cotter, Jack Anderson second. Motion carried 7-0 and the meeting was adjourned at 6:51pm.