

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

DATE: Monday December 18, 2017

TIME: 5:30 PM

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

Agenda

1. CALL TO ORDER

Meeting 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 Jim Cotter, Greg Kippenhan second. Motion carried 7-0.

3. PUBLIC COMMENT FORUM

Members of the public are welcome to address the Planning Commission. Individuals wishing to speak on an item (whether on the agenda or not) must sign in prior to the start of the meeting and may speak during the Public Comment Forum segment of the meeting. This segment is placed early in the agenda so the public may make their comments prior to any discussion or action by the Planning Commission. Individual comments are limited to no more than three minutes each. The Public Input section is limited to a total of 15 minutes.

The Planning Commission may suspend this rule if deemed necessary. Once the public input segment ends there will be no additional discussion from the audience. Note regarding non-agenda Town related matters: Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present matters; however, they cannot be discussed or acted upon until specific notice of the subject matter of the proposed action can be given.

Motion to close the public comment forum made by Jack Anderson, second by Leanne Meidam-Wincentsen. Motion carried 7-0.

4. 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 Planning Commission Member and addressed immediately following the motion to approve the other items on the Consent Agenda.)

~~a) Approve Planning Commission Meeting Minutes from November 27, 2017.~~

Leanne Meidam-Wincentsen requested this item be removed from the consent agenda.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

a. Approve Planning Commission Meeting Minutes from November 27, 2017.

Leanne Meidam-Wincentsen requested that the word “permanent” be added prior to “off-premise signs” under item 4B. Motion to approve the meeting minutes from November 27, 2017 with the above with amendment made by Leanne Meidam-Wincentsen, second by Jack Anderson. Motion carried 7-0.

6. NEW BUSINESS

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

The public hearing notice was sent to the neighbors within 500’ of the United Co-Op’s possible future site.

Motion to close the public hearing made by Jack Anderson, Jim Ecker second.

Motion carried 7-0 and the public hearing was closed at 5:42pm.

The Planning Commission would like the Motor Vehicle Filling Station definition to be more concise in order to differentiate a fueling station from a tire store or retail store. Jim Ecker would like “fuel” to be included in the definition as there are many forms of fuel. Jack Anderson suggested the “Motor Vehicle Filling Station” definition read: “Buildings and premises where motor vehicle fuels are dispensed and/or sold”. Jim Ecker suggests we remove 7B, “The principal business sales display shall be placed under or attached to permitted structures only. No display or outdoor sales shall be placed in or sold out of a truck, van or other vehicle or a temporary structure”. Motion to approve recommendation for Town Board approval based on the changes; the Motor Vehicle Filling Station definition read: “Buildings and premises where motor vehicle fuels are dispensed and/or sold”, §320-129 A(1) to read “Proximity to single family residential uses. Fueling pumps must be more than 250 feet from the lot line of any parcel zoned RSF- Single Family Residential and paragraph 7B removed, made by Jim Ecker, second by Andy Peters. Motion carried 6-1 (Leanne Meidam-Wincentsen).

- b. Consider/Discuss/Act on Preliminary Condominium Plat, Sunset Hill Estates, Lot 19 Towering Pines West, Parcel 110084130.

Motion to approve made by Jack Anderson, second by Jim Cotter. Motion carried 7-0.

7. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

- United Co-op has met with the staff and has drawn up a preliminary site plan that includes the requests of the Planning Commission and staff.
- Applications being collected for the Community and Economic Development Director position continues until Jan 12th.
- A formal appeal from Lamar Advertising has been submitted for the conditions placed on their special exception use permit.
- Next Planning Commission date is January 22, 2018.

8. ADJOURNMENT

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