

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

DATE: Monday January 22, 2018

TIME: 5:30 PM

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

Agenda

1. CALL TO ORDER

PRESENT: Jim Ecker, Greg Kippenhan, Jack Anderson, Andy Peters
Leanne Meidam-Wincentsen arrived at 5:32pm, Jim Cotter and Ken Zilisch arrived at 5:42pm.

Planning Commission meeting called to order at 5:30pm.

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

Motion to approve agenda made by Greg Kippenhan, second by Jim Ecker. Motion carried 4-0.

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 public comment forum made by Jack Anderson, second by Andy Peters.
Motion carried 4-0.

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 December 18, 2017.**

Motion to approve consent agenda made by Jim Ecker, second by Greg Kippenhan. Motion carried 4-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. NEW BUSINESS

a. **Public hearing and Consider/Discuss/Act on rezoning of W6268 Spencer Rd., parcel 110091300 from General Agriculture to General Commercial.**

Motion to approve rezoning made by Greg Kippenhan, second by Andy Peters.
Motion carried 5-0.

b. **Public Hearing and Consider/Discuss/Act on rezoning of Municipal Dr., parcel 110035300 from General Commercial to Multifamily Residential.**

Motion to deny the rezoning made by Jack Anderson, second by Andy Peters.
Motion carried 5-0.

c. **Public Hearing and Consider/Discuss/Act on Certified Survey Map, N2081 Mayflower Rd., parcel 110041002.**

Motion to approve with the requirement that the Fire Dept review potential driveway and add any provisions necessary, second by Jack Anderson. Motion carried 6-0.

- d. Consider/Discuss/Act on Certified Survey Map, Greenville Dr., parcels 110019700 and 110019606.

Motion to approve the CSM made by Jim Cotter, second by Leanne Meidam-Wincentsen. Motion carried 7-0.

- e. Discussion on Preliminary Concept Site Plan Review, All World Ford, STH 15 and CTH JJ.

In the Comp Plan this area is noted as Agriculture; this parcel would have to be rezoned to General Commercial. It is also located in the Gateway District. All World Ford currently has a schematic of building plans that Ford likes to use, which might have to be tweaked to meet our requirements. Prior to the bypass going though, they will have one access to the North onto STH 15. After the bypass is constructed, the North drive will be moved to what will be CTH JJ. Jim Ecker feels the Commission should make sure they want to go towards Commercial in that area. He suggests a special meeting to decide a plan with the possibility to change the Comp Plan. Possibly on Feb 19th there will be a Planning Commission/Town Board work session to discuss these options.

7. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

- Community and Economic Director Application submittal date is now closed. 13 applicants have applied. Screening will begin this Wed.
- Jim Ecker would like an area map added to the packets in the future to show the locations of the projects.

8. ADJOURNMENT

Motion to adjourn the meeting made by Leanne Meidam-Wincentsen, second by Jim Cotter. Motion carried 7-0 and the meeting was adjourned at 6:26pm.