

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

DATE: Monday March 26, 2018

TIME: 5:30 PM

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

Agenda

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

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

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

Motion by Andy Peters, second by Jim Cotter to approve. Motion carried 7-0.

3. PUBLIC COMMENT FORUM

Shawn Vaughn, N1135 Glennview Drive, Rezoning in Towering Pines – Is opposed to the rezoning and would like to keep the subdivision as is; believes it is better for their taxes in the long run.

Jason Pierre, N1018 Glennview Drive - Is opposed to the rezoning.

Scott Spangers, W6467 School Road – Is not opposed to the Wolf River Mechanical development, but would like the commission to take into account when planning, that it is a residential area and would to keep it looking as such as much as possible.

Kevin Hart, W6511 School Road – Is not opposed to Wolf River Machine; has questions about the traffic and where the driveway will be located because it is in a residential area.

Motion by Greg Kippenhan, second by Leanne Meidem-Wincentsen to close public comment forum. 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 February 26, 2018.

Motion by Andy Peters, second by Jim Ecker to approve the consent agenda. Motion carried 7-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. NEW BUSINESS

a. Public hearing and Consider/Discuss/Act on 2018_SUP02, Special Exception Use Permit for Wolf River Machine, Levi Dr., parcel 110278600.

The public hearing was called to order at 5:37 p.m. Motion by Jack Anderson, second by Jim Cotter to close the public hearing. Motion carried 7-0.

Leanne wanted to confirm that the single driveway access will be on Levi Drive and if they wanted to add an additional, they would need to come back to the commission for approval. There is potential for future expansion to the North. Jim Ecker asked why they didn't apply for industrial zoning now; they responded that future growth would not change the scope of the work. Motion by Leanne Meidem-Wincentsen, second by Greg Kippenhahn to approve the Special Exception Use Permit with operations from 5:00 a.m. to 6:30 p.m., no deliveries before 6:30 a.m. and that all work be done within the building. Motion carried 7-0.

- b. Consider/Discuss/Act on 2018_SP03, Site Plan for Wolf River Machine, Levi Dr., parcel 110278600.
The building is designed for future expansion to the north and the west. Discussion was held regarding current, proposed and future landscaping. Staff agrees that with the proposed building configuration, the existing and additional landscaping shown on the plans indicate adequate landscaping percentages. If there is an expansion to the north, staff will review for additional screening. Motion by Leanne Meidem-Wincentsen, second by Jack Anderson to approve the site plan. Motion carried 7-0.
- c. Public hearing and Consider/Discuss/Act on 2018_RZ05, Rezoning for Lots 17 & 18 Towering Pines West, Glennview Dr., parcels 110084128 and 110084129. The public hearing was called to order at 5:54 p.m. Motion by Jack Anderson, second by Jim Cotter to close the public hearing. Motion carried 7-0. Motion by Jack Anderson, second by Jim Cotter to deny the rezoning. Motion carried 7-0.

**7. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT
DIRECTOR UPDATE**

Michael J.D. Brown was introduced as the new Community and Economic Development Director.

8. ADJOURNMENT

Motion by Jack Anderson, second by Leanne Meidem-Wincentsen to adjourn. Motion carried 7-0. Meeting adjourned at 5:57 pm.

Wendy Helgeson, Town Clerk
Approved: