

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

DATE: Monday June 25, 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 5:32pm.

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

Present: Jim Cotter, Leanne Meidam-Wincentsen, Jack Anderson, Mark Strobel, Jim Ecker, Greg Kippenhan

Excused: Ken Zilisch

Motion to approve the agenda made by Mark Strobel, Leanne Meidam-Wincentsen second. Motion carried 6-0.

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, Jim Cotter second.

Motion carried 6-0.

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 May 21, 2018.

Motion to approve consent agenda made by Leanne Meidam-Wincentsen, Greg Kippenhan second. Motion carried 6-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. NEW BUSINESS

- a. Consider/Discuss/Act on Resolution 18-18 Site Plan for ARFF Live Burn Facility, Pathfinder Dr., parcels 110123500, 110123600, 110123100 and 110123702.

Aaron Stewart, Omni associates was here to discuss the plans.

Motion to approve Resolution 18-18 relating to ARFF site plan located at ATW made by Mark Strobel, Jim Cotter second. Motion carried 6-0.

- b. Consider/Discuss/Act on Resolution 19-18 Site Plan for a 4 Unit Condominium Hangar, W6530 Pathfinder Dr., parcel 110123500.
Motion to approve Resolution 19-18 relating to 4 unit condominium hangar site plan located at ATW made by Jim Cotter, Jack Anderson second. Motion carried 6-0.
- c. Public Hearing and Consider/Discuss/Act on Resolution 15-18 Rose/Bennett CSM for parcel 110014301 & 110013304.
Motion to close public hearing made by Mark Strobel, Greg Kippenhan second. Motion carried 6-0. Mark is interested in having an ordinance created in which we would require all lots effected by a CSM be included in the certified survey map.
Motion to approve Resolution 15-18 made by Mark Strobel, Leanne Meidam-Wincentsen second. Motion carried 6-0.
- d. Discuss Concept Plan for Greenwood Road Condos
The applicant is looking to create a traditional plat with a PUD overlay for relief in setback and dimensional requirements. Mark Strobel would like to see the lots on Greenwood Road be the traditional size and setback, and the side setbacks be at least 10'. Jack feels the curb and gutter on Greenwood would tie in nicely with other urbanization that may go on to the South. Jeff Schultz, Martenson & Eisele and Carl Romenesko were here to answer questions about the project.
- e. Discuss Concept Plan for Fox Highlands Replat
Dennis Steinkraus, FDG was here to answer questions. They are hoping to discontinue High Point Lane in order to cut down on corner lots and not build the extra road for 2 properties. If High Point were to be vacated, they would connect the remaining roadways with trails and outlots. Jim Ecker does not feel there is a substantial hardship to require the replat.
Motion to deny the discontinuance of Highpoint Lane made by Jack Anderson, Mark Strobel second. Motion carried 6-0.
Lot 27 condo plat will need to come back to the Planning Commission as it was not recorded within the 12 month expiration date. However, with approval of an extension to the special exception use permit, they would be allowed to build one duplex on the lot within the parameters stated in the permit.
Motion to allow the special exception use permit for Fox Highlands Lot 27 to be renewed made by Jim Ecker, Jim Cotter second. Motion carried 6-0.
- f. Consider/Discuss/Act on
- i. Resolution 20-18 Variance for proposed Spring Road Subdivision regarding Conservation Subdivision Design, parcels 110066900 & 110067000
Motion to recommend denial to the Town Board of Resolution 20-18

made by Greg Kippenhan, Mark Strobel second. Motion carried 5-0 (Jim Cotter Abstain)

- ii. Resolution 21-18 Variance for proposed Spring Road Subdivision regarding cul-de-sac length, parcels 110066900 & 110067000

Motion to table Resolution 21-18 made by Mark Strobel, Jim Ecker second. Motion carried 6-0.

- g. Consider/Discuss/Act on Resolution 22-18 Concept Plan and Variance for proposed Mayflower Drive Subdivision regarding Conservation Subdivision Design, parcel 110004200

Motion to recommend denial to the Town Board made by Mark Strobel, Jim Ecker second. Motion carried 6-0.

- h. Consider/Discuss/Act on TID Design Drive Concept

Joel Gregozeski, Town Administrator described the project and the details included in the packet from McMahan. Jim Ecker would like the Town to discuss adding trails around the ponds for added amenities and biking to work.

Motion to recommend approval to the Town Board made by Jack Anderson, with Concepts 1 & 4 being the preference, Jim Cotter second. Motion carried 6-0.

- i. Well #5

- i. Consider/Discuss/Act on Resolution 16-18 Site Plan for Well #5, parcel 110082001.

Motion to approve Resolution 16-18 made by Jack Anderson, Jim Cotter second. Motion carried 6-0.

- ii. Public Hearing and Consider/Discuss/Act on Resolution 17-18 Special Exception for Well #5, parcel 110082001.

Motion to close the public hearing made by Jack Anderson, Leanne Meidam-Wincentsen second. Motion carried 6-0.

Motion to recommend approval of Resolution 17-18 to the Town Board made by Greg Kippenhan, Jack Anderson second. Motion carried 6-0.

- j. Bicycle and Pedestrian Plan Ad Hoc Committee

Jim Ecker would like to be a member of the committee.

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

- a. Next Meeting Date: July 23, 2018

- Last Friday staff met to develop a mission statement and future plan for the Town.

- A blog has been established to help inform residents.
- A community development update is being prepared for all projects in the Town.

8. **ADJOURNMENT**

Motion to adjourn made by Jim Cotter, Mark Strobel second. Motion carried 6-0.
Meeting adjourned at 7:15pm.

Kelly Mischler, Deputy Clerk