



PLANNING COMMISSION MEETING MINUTES

DATE: Monday August 27, 2018
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 5:38pm.

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

PRESENT: Ken Zilisch, Jim Ecker, Mark Strobel, Jack Anderson, Jim Cotter

EXCUSED: Greg Kippenhan, Leanne Meidam-Wincentsen

Motion to approve the agenda made by Mark Strobel, second by Jim Cotter. Motion carried 5-0.

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.

Dale Grosskopf, W6954 Spencer Road, wanted to discuss the property across the street from him. It is believed the property is being used as a contractor's yard which is a special exception use for the agriculture district. A letter was sent today regarding the zoning issues. Dale would like to request that if the property owner applies for zoning permits, the citizen participation letter goes to a larger area than the 500' buffer required. Mark Strobel suggested a 2500ft buffer.

Motion to close the public comment forum made by Jack Anderson, Jim Cotter second. Motion carried 5-0.

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 July 23, 2018.

Motion to approve the consent agenda made by Jim Ecker, Mark Strobel second. Motion carried 5-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. NEW BUSINESS

- a. Public Hearing and Consider/Discuss/Act on Resolution 39-18 CSM West Lake Ct, parcels 110284800 & 110284900

Motion to close public hearing made by Jack Anderson, Mark Strobel second. Motion carried 5-0. Motion to approve Resolution 39-18 made by Jack Anderson, Mark Strobel second. Motion carried 5-0.

b. Public Hearing and Consider/Discuss/Act on Shepherd of the Hills Church

Motion to close the public hearing made by Jack Anderson, Mark Strobel second. Motion carried 5-0.

i. Resolution 31-18 CSM, parcels 110040104, 110049800, 110050700 and 110050701
Motion to approve Resolution 31-18 made by Mark Strobel, Jim Ecker second.
Motion carried 5-0.

ii. Resolution 32-18 Rezoning from General Agriculture to R-1 Single-Family Residential District, parcels 110040104, 110049800, 110050700 and 110050701
Motion to approve Resolution 32-18 made by Mark Strobel, Jim Cotter second.
Motion carried 5-0.

iii. Resolution 33-18 Site Plan, parcels 110040104, 110049800, 110050700 and 110050701
Motion to approve Resolution 34-18 made by Jack Anderson, Mark Strobel second.
Motion carried 5-0.

iv. Resolution 34-18 Special Exception for a Church and Planned Unit Development, parcels 110040104, 110049800, 110050700 and 110050701
Motion to approve Resolution 33-18 made by Jim Ecker, second by Jack Anderson.
Motion carried 5-0.

c. Public Hearing and Consider/Discuss/Act on Immanuel Lutheran Church

Motion to close the public hearing made by Jack Anderson, Mark Strobel second. Motion carried 5-0.

i. Resolution 35-18 Site Plan, parcel 110081000
Motion to approve Resolution 36-18 made by Mark Strobel, Jack Anderson second.
Motion carried 5-0.

ii. Resolution 36-18 Special Exception for a Church, parcel 110081000
Motion to approve Resolution 35-18 made by Mark Strobel, Jim Cotter second.
Motion carried 5-0.

d. Consider/Discuss/Act on Resolution 37-18 Sign Package for United Coop N1878 Municipal Dr., parcels 110038600, 110038700, 110038800 and 110038601

Mark Strobel does not think this sign is representative of the Heritage aesthetics. He would like to see it on the ground as a monument sign and made of masonry. Mark also would not like the Cenex logos on the canopy. Tim Cullen, TLC Signs, was here to discuss. Jack Anderson has no problem with the building sign. He does want the monument sign on the corner to come back to the Planning Commission with different options than those that are

currently presented. Anderson suggests the butterflies on the canopy be on a timer that would turn off after business hours (following the hours listed on the special exception). Jim Ecker seconds that.

Motion to approve Resolution 37-18 made by Jim Cotter, Ken Zilisch second. Motion fails 2-3 (Anderson, Strobel, Ecker).

- e. Discuss Greenwood Road Concept Plan, parcels 110040600, 110040601, 110040602 and 110040700
The developer would like relief on the lot sizes, a 60' width lot and a 6' side yard setback. They do meet the single family requirements along Greenwood Rd. Jack Anderson is ok with it mirroring the Spring Lake Condominium subdivision. They also want the developer to urbanize Greenwood Rd. The Planning Commission does not want to discuss the project further until the developer is present.
- f. Discuss Breyer Concept Plan, parcels 110083500 and 110083600
The Planning Commission requested seeing a concept for the area to the North of Savannah Heights during the preliminary approval.
- g. Discuss Spring Road Conservation Subdivision Existing Features/Site Analysis Map, parcels 110066900 and 110067000
This Site Analysis Map will need to come back after meeting the Conservation Subdivision ordinances. Jim Ecker would like an onsite meeting.
- h. Discuss Mayflower Conservation Subdivision Existing Features/Site Analysis Map, parcel 110004200
This Site Analysis Map will need to come back after meeting the Conservation Subdivision ordinances. Jim Ecker would like an onsite meeting.
- i. Public Hearing and Consider/Discuss/Act on Ordinance 03-18 update to Section 320-220E Lighting of the Zoning Ordinance
John Julius, Highway 96, believes the zero lighting is important and does not want to see the ordinance changed.
Motion to close the public hearing made by Jack Anderson, Mark Strobel second. Motion carried 5-0.
Motion to table Ordinance 03-18 made by Jim Ecker, Mark Strobel second. Motion carried 5-0.
- j. Discuss Gateway District Update
This will be on a future agenda.

7. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

- a. Next Meeting Date: September 24, 2018 at 5:30pm.

8. **ADJOURNMENT**

Motion to adjourn made by Jack Anderson, Jim Cotter second. Motion carried 5-0. Meeting adjourned at 6:56pm.

Kelly Mischler, Deputy Clerk