



PLANNING COMMISSION MEETING MINUTES

DATE: Monday November 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 5:31 p.m.

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

PRESENT: Jack Anderson, Mark Strobel, Greg Kippenhan, Jim Ecker, Leanne Meidam-Wincentsen, Jim Cotter, Ken Zilisch

Motion by Jim Ecker, second by Leanne Meidam-Wincentsen to approve the agenda. 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 by Jack Anderson, second by Jim Cotter to close the 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 Comprehensive Plan Meeting Minutes from October 22, 2018
- b. Approve Regular Planning Commission Meeting Minutes from October 22, 2018.
- c. Subdivision/CSM Status Report

Motion by Greg Kippenhan, second by Mark Strobel to approve the consent agenda. Motion carried 6-0 (Abstain/Ken Zilisch).

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. OLD BUSINESS

7. NEW BUSINESS

- a. Public Hearing and Consider/Discuss/Act on Resolution 75-18 CSM for Spring Rd, parcels 110028800 & 110028900 and W7366 Violet Ct. parcel 110028713

The Public Hearing was called to order at 5:34 p.m. Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to close the Public Hearing. Motion carried 5-0 at 5:35 p.m. Motion by Greg Kippenhan, second by Leanne to approve Resolution 75-18. Motion carried 7-0.

- b. Public Hearing and Consider/Discuss/Act on Resolution 74-18 CSM for N650 Island Rd, parcel 110102100

The Public Hearing was called to order at 5:35 p.m. Motion by Jack Anderson, second by Jim Cotter to close the Public Hearing at 5:36 p.m. Motion carried 7-0. Motion by Jim Ecker, second by Mark Strobel to approve Resolution 74-18 with the comment “dedicated” added on the survey certificate. Motion carried 7-0.

- c. Public Hearing and Consider/Discuss/Act on Resolution 68-18 Special Exception for a Planned Unit Development (PUD) for All World Ford, parcel 110019701

The Public Hearing was called to order at 5:38 p.m. Debbie Jack, 2415 Manly Road; asked if landscaping would help with the noise from the business. Motion by Jack Anderson, second by Mark Strobel to close the Public Hearing at 5:40 p.m. Motion carried 7-0.

The applicant is requesting that the Town grant relief from the required plantings. Discussion was held regarding the type, location and deferment of plantings. Director Brown indicated that the landscaping should be context sensitive to the particular land use and that making adjustments is appropriate in this particular case. The Planning Commission provided direction to the applicant to bring back a revised plan which include the following concepts:

- Eliminate the landscaping along the northern property line adjacent to the business and residential properties and add landscaping around the western perimeter of the parking lot.
- Modify the plantings around the perimeter of the parking lot to allow for different sizes, plant material and location/groupings in order to provide better visibility of the parking lot and vehicles for sale.
- Defer plantings along the southern perimeter of the parking lot until the Highway 15 bypass is constructed.

Motion by Mark Strobel, second by Leanne Meidam-Wincentsen to table until they can review a revised landscape plan. Motion carried 7-0.

- d. Public Hearing and Consider/Discuss/Act on Savannah Heights 3, parcels 110083500, 110083600 & 110083804

The Public Hearing was called to order at 6:00 p.m. Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to close the Public Hearing at 6:01 p.m. Motion carried 7-0.

- i. Resolution 69-18 Rezoning

Motion by Jim Ecker, second by Jim Cotter to approve Resolution 69-18. Motion carried 7-0.

- ii. Resolution 70-18 CSM

Motion by Greg Kippenhan, second by Leanne to approve Resolution 70-18. Motion carried 7-0.

- iii. Resolution 71-18 Preliminary Plat
Motion by Jack Anderson, second by Jim Ecker to approve Resolution 71-18. Motion carried 7-0.

Discussion was held regarding the number of developments/subdivisions approved each year. Jack Anderson and Mark Strobel referenced the comprehensive plan and asked Director Brown for additional information on what the comprehensive plan recommends.

8. OPEN CASES

- a. 2018_16_Variance_Spring Rd
- b. 2018_34_Spring Rd Conservation Subdivision
- c. 2018_35_Mayflower Rd Conservation Subdivision

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

- a. Next Meeting Date: December 17, 2018 5:30pm
- b. Comprehensive Plan meeting on December 17, 2018 at 4:30pm
- c. Chairman Anderson received notification from WI DOT that safety engineers have approved a project for the intersection at Hwy. 76 and School Road.

10. ADJOURNMENT

Motion by Jim Cotter, second by Mark Strobel to adjourn. Motion carried 7-0. Meeting adjourned at 6:19 p.m.

Wendy Helgeson, Town Clerk
Approved: