



PLANNING COMMISSION MEETING MINUTES

DATE: Monday December 17, 2018
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER

Meeting called to order at 5:47pm.

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

Present: Jim Cotter, Leanne Meidam-Wincentsen, Jack Anderson, Greg Kippenhan, Jim Ecker, Ken Zilisch

Excused: Mark Strobel

Motion to approve the agenda made by Ken Zilisch, Greg Kippenhan 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, Leanne Meidam-Wincentsen 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 Regular Planning Commission Meeting Minutes from November 26, 2018.

b. Subdivision/CSM Status Report

Correction to item 7c on the meeting minutes from November 26, 2018; change the word “eliminate” to “move” in reference to the landscape plants for All World Ford.

Motion to approve consent agenda made by Jim Cotter, Jack Anderson second. Motion carried 6-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. OLD BUSINESS

7. NEW BUSINESS

- a. Public Hearing and Consider/Discuss/Act on Resolution #78-18 Site Plan and Special Exception for an Automotive Use at W6131 Schroth Lane, parcel 110089005
Carl Rowe, Accel Auto and Truck Repair, and Niki Kollar, owner, were present to answer questions.
Motion to close public hearing made by Jack Anderson, Leanne Meidam-Wincentsen second.
Motion carried 6-0.
Motion to approve Resolution #78-18 with the conditions: a landscape plan be approve by Town staff within 3 months and planted by July 1, 2019, there are to be no more than 15 vehicles max parked outside, none of the vehicles parked outside the fenced area are to be in disrepair and staff will review the property to make sure conditions are being met; made by Jack Anderson, Jim Ecker second. Motion carried 6-0.
- b. Discussion of Concept Plan for WE Energies Gas Regulator Station, Mayflower Rd., parcel 110085604
WE Energies is looking for relief on the Gateway Overlay District masonry requirements as well as the Landscaping ordinance for a possible gas regulator on Mayflower Rd. After discussion it was decided that the Planning Commission wants the building to have the masonry required and some landscaping. Due to the sight requirements for the site, they will make changes to the landscaping ordinance as long as WE Energies makes the site look nice with some landscaping.

8. OPEN CASES

- a. 2018_Variance_Spring Rd
- b. 2018_Spring Rd Conservation Subdivision
- c. 2018_Mayflower Rd Conservation Subdivision
- d. 2018_Greenwood Road Concept
- e. 2018_All World Ford PUD for Landscaping

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

- a. Next Meeting Date: January 28, 2019 5:30pm
Strategic Foresight meeting: January 21, 2018 at 5:00pm and 6:00pm
Director Brown wanted to let the Commission know that we will be purchasing iPads for their use in an effort to go paperless.

10. ADJOURNMENT

Motion to adjourn made by Jim Cotter, Ken Zilisch second. Motion carried 6-0, meeting adjourned at 6:35pm.