



**PLANNING COMMISSION
MEETING MINUTES**

DATE: Monday February 25, 2019
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, Leanne Meidam-Wincentsen, Greg Kippenhan, Jim Ecker, Jim Cotter, Ken Zilisch, Mark Strobel

Motion by Leanne Meidam-Wincentsen, second by Jack Anderson 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 Regular Planning Commission Meeting Minutes from January 28, 2019.

b. Subdivision/CSM Status Report

Motion by Jim Ecker, second by Leanne Meidam-Wincentsen to approve the consent agenda.

Motion carried 7-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. OLD BUSINESS

a. Consider/Discuss/Act on Special Exception for a Planned Unit Development (PUD) for All World Ford Landscaping, parcel 110019701

Stu Winarski, N2484 Greenville Drive; is asking the commission for relief from the required number of plantings at his car dealership. The primary reason for the relief is due to the nature of his business by displaying his inventory outdoors. In addition to the proposed

landscaping plan, there are a number of established trees that exist along the property line that he would like the Town to consider as part of the total number required. Leanne Meidam-Wincentsen would like the placement of the existing trees shown on the proposed landscaping plan should they need to be replaced in the future.

Motion by Jim Cotter, second by Jack Anderson to approve the Special Exception with the contingency that the landscaping plan include the number and placement of existing trees be shown. Motion carried 7-0.

7. NEW BUSINESS

- a. Public Hearing and Consider/Discuss/Act on Greenville Auto parcels 110014207, 110014208, 110014210, 110014211

Public Hearing was called to order at 5:48 p.m. Motion by Jack Anderson, second by Greg Kippenhan to close the public hearing. Motion carried 7-0 at 5:49 p.m.

- i. Resolution 11-19 Rezoning from Two Family to General Commercial
Motion by Jack Anderson, second by Mark Strobel to approve Resolution 11-19.
Motion carried 7-0.
- ii. Resolution 12-19 CSM
Motion by Mark Strobel, second by Jack Anderson to approve Resolution 12-19.
Motion carried 7-0.

- b. Public Hearing and Consider/Discuss/Act on Resolution 24-19 CSM on Manley Rd parcel 110021400

The public hearing was called to order at 5:55 p.m. Gary Beard, N2249 Manley Road, feels the proposed 100 ft. x 5 acre lot does not make sense. Director Michael Brown explained the request meets technical specs and the current ordinance.

Motion by Jack Anderson, second by Jim Cotter to close the public hearing at 6:00 p.m.
Motion carried 7-0.

Motion by Jim Ecker, second by Ken Zilisch to approve Resolution 24-19. Motion carried 5-1/Meidam-Wincentsen, 1-Abstain/Strobel.

- c. Public Hearing and Consider/Discuss/Act on Resolution 25-19, Special Exception and Site Plan for Spaulding Trailer/Shed Sales and Contractor's yard parcels 110029204 & 110029205

The public hearing was called to order at 6:08 p.m. Motion by Jack Anderson, second by Mark Strobel to close the public hearing at 6:11 p.m. Motion carried 7-0.

Motion by Jack Anderson, second by Greg Kippenhan to approve Resolution 24-19. Motion carried 7-0.

- d. Consider/Discuss/Act on Greenville Fire Station

i. Resolution 16-19 Site Plan

Motion by Jack Anderson, second by Mark Strobel to approve Resolution 16-19.
Motion carried 7-0.

ii. Resolution 17-19 Special Exception for a Fire Station and Planned Unit Development (PUD)

Motion by Mark Strobel, second by Ken Zilisch to approve Resolution 17-19. Motion carried 7-0.

e. Landscape Ordinance Discussion

Basic concepts were presented to the Town Board at the previous meeting. Staff is continuing to review the ordinance and will bring additional information to the March meeting.

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

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

- a. Next Meeting Date: March 25, 2019 5:30pm

The Town will be hosting a training for all Planning Commission, Board of Appeals and Town Board members on May 15th beginning at 10:30 a.m.

10. ADJOURNMENT

Motion by Jim Cotter, second by Mark Strobel to adjourn. Motion carried 7-0. Meeting adjourned at 6:21 p.m.

Wendy Helgeson, Town Clerk

Approved: