



PLANNING COMMISSION MEETING MINUTES

DATE: Monday March 25, 2019
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER

Meeting called to order at 5:32pm.

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

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

Motion to approve the agenda made by Mark Strobel, Greg Kippenhan second. 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 to close public comment forum made by Jack Anderson, Leanne Meidam-Wincentsen second. 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 February 25, 2019
- b. Approve Regular Planning Commission Meeting Minutes from February 25, 2019
- c. Subdivision/CSM Status Report
- d. All World Ford Landscape Plan with Existing Trees

Motion to approve consent agenda made by Greg Kippenhan, Ken Zilisch second. Leanne Meidam-Wincentsen removed d. All World Ford Landscaping for discussion. Motion carried to approve a-c 7-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

- a. All World Ford Landscape Plan with Existing Trees
Leanne wanted to make mention that the plan shows trees that are not on the All World Ford property and they should not be included on their landscape plan. She motions to table the plan until it is corrected, Jim Ecker second. Motion carried 7-0.

6. OLD BUSINESS

- a. Consider/Discuss/Act on Spring Road Conservation Design Subdivision Concept Plan, parcels 110066900 and 110067000
Mark Strobel prefers 50% open land not to be included in any lots or right of way. Jack Anderson notes the plan does not meet the code 270-20(C)1 regarding maximum lot size. Jim Ecker noted that section 270-17(D) says that the green space should be contiguous; he feels it should not be in the front yard and suggests moving it to the back yards especially on the East side to meet up with the Southern and Eastern green space/wetland. Motion to table this concept made by Mark Strobel, Jim Ecker second. Motion carried 7-0.

7. NEW BUSINESS

- a. Public Hearing and Consider/Discuss/Act on Resolution 31-19 CSM on Hickory Meadows parcel 110116805
Motion to close public hearing made by Jack Anderson, Leanne Meidam-Wincentsen second. Motion carried 7-0.
Motion to approve Resolution 31-19 made by Mark Strobel, Leanne Meidam-Wincentsen second. Motion carried 7-0.
- b. Public Hearing and Consider/Discuss/Act on Greenville Auto & RV parcels 110014207, 110014208, 110014210, 110014211
Motion to close public hearing made by Jack Anderson, Greg Kippenhan second. Motion carried 7-0.
 - i. Resolution 18-19 Site Plan
Mark Strobel wants the project to meet all Gateway District standards, mentioning code sections 320-177(C), (E) & (J). Motion to table the Site Plan made by Mark Strobel, Greg Kippenhan second. Leanne Meidam-Wincentsen wants all drives paved, not gravel. Motion carried 7-0.
 - ii. Resolution 19-19 Special Exception for Car Sales and Auto Use
Motion to table the special exception made by Jack Anderson, Mark Strobel second. Motion carried 7-0.
- c. Public Hearing and Consider/Discuss/Act on St. Mary's Church parcels 110008500, 110008700, 110009300, 110009400, 110009503 and 110416400
-Rod & Shirley Solem, N2301 Municipal Dr., property owners to the South of St. Mary's. They feel the cemetery will devalue their property. They are having water runoff issues between their agriculture property and the agriculture area the church owns.
-Scott Harrig, Mach IV representative, from citizen participation meeting feedback, they took out the two Southern blocks of cemetery plots, added more trees and they will be filling the plots starting in the North and moving South. The Southern plots may not be used for 50-75 years.
-Jeff Spielbauer, St. Mary's Representative, talked with Judd Stevenson, appraiser and in his

professional opinion the cemetery would not devalue the lot. The drain tile in the agriculture field will be fixed this spring, as it was too wet to complete last fall.

-Jayne Couchene, W6981 Angel Hill Dr., his realtor said it is personal preference on whether the lots are valued more or less next to a church/cemetery.

Motion to close public hearing made by Jack Anderson, Jim Cotter second. Motion carried 7-0.

- i. Resolution 20-19 Rezoning from General Agriculture to R-1 Single Family Residential District

Motion to approve Resolution 20-19 made by Greg Kippenhan, Ken Zilisch second. Motion carried 4-0/Jack Anderson, Mark Strobel, Jim Cotter abstain.

- ii. Resolution 21-19 CSM

Motion to approve resolution 21-19 made by Greg Kippenhan, Ken Zilisch second. Motion carried 4-0/Jack Anderson, Mark Strobel, Jim Cotter abstain.

- iii. Resolution 22-19 Site Plan

Motion to approve Resolution 22-19 with the condition that no improvements will be allowed until the drain tile is fixed in the agriculture field made by Leanne Meidam-Wincentsen, Greg Kippenahn second. Motion carried 4-0/Jack Anderson, Mark Strobel, Jim Cotter abstain.

- iv. Resolution 23-19 Special Exception for a Church, Cemetery and PUD

Motion to approve Resolution 22-19 made by Jim Ecker, Leanne Meidam-Wincentsen second. Motion carried 4-0/Jack Anderson, Mark Strobel, Jim Cotter abstain.

- d. Public Hearing and Consider/Discuss/Act on Resolution 30-19 to Rezone Parcel 110035300 from General Commercial District to R-3 Multifamily Residential District

Jim Fletcher, 2835 W. College Ave. Remax 24/7 Commercial, this parcel was brought to the Planning Commission last year, he has now come back with an updated site plan using suggestions from the neighbors. The owner of the property lives in the neighborhood behind this property and will be managing it.

Lori and Robert Hanson, N1770 Hyacinth lane, owns the property to the West. They feel they would never get privacy with the height of the land and the building. They think a commercial building would be better as it wouldn't be open 24 hours.

Rory Kaddatz, N1785 Municipal Dr., he would not like a commercial building at this location, he would like a nice fence along the property.

Motion to close Public Hearing made by Jack Anderson, Jim Cotter second. Motion carried 7-0.

Motion to deny Resolution 30-19 made by Mark Strobel, Jim Cotter second. Motion carried 6-1/Jim Ecker.

- e. Public Hearing and Consider/Discuss/Act on Ordinance 02-19 regarding Article VIII Landscaping Requirements of Chapter 320 of the Zoning Ordinance

Motion to close public hearing made by Jack Anderson, Mark Strobel second. Motion carried 7-0.

Motion to recommend approval to the Town Board with amendments to codes section 320-62(C)2, doubling the 180 & 360 sq ft island requirements, and 320-62(D)3 and (E)1 to prohibit chain link fence with slats made by Jim Cotter, Ken Zilisch second. Motion carried 7-0.

- f. Discuss Fox Highlands Trail Relocation
Paul Phillips, JSD Professional Services, wants to square the lots for marketability.
The Planning Commission gives their consensus to proceed with a CSM.

8. OPEN CASES

- a. 2018_Mayflower Rd Conservation Subdivision
- b. 2018_Greenwood Road Concept

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

- a. Next Meeting Date: April 22, 2019 5:30pm
- b. May 15 10:00am-4:30 pm training for Planning and Zoning Officials
- c. The Planning Commission would like staff to make a code change recommendation making storage units a special use in all zoning districts.

10. ADJOURNMENT

Motion to adjourn made by Jim Cotter, Mark Strobel second. Motion carried 7-0. Meeting adjourned at 7:17pm.