

**TOWN OF GREENVILLE  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

DATE: Monday, January 23, 2017

TIME: 5:30 PM

LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Present: Greg Kippenhan, Leanne Meidam-Wincentsen, Andy Peters, Jim Cotter, Jim Ecker, Jack Anderson

Excused: Ken Zilisch

**Agenda**

1. CALL TO ORDER

Meeting called to order at 5:30pm.

2. POSTING OF AGENDA/APPROVAL OF AGENDA AND MEETING MINUTES

- a. Approve Planning Commission Meeting Minutes from November 28, 2016. Jim Cotter made a motion to approve the agenda, Leanne Meidam-Wincentsen second. Motion approved 6-0. Greg Kippenhan made a motion to approve the minutes from the November 28, 2016 meeting, Andy Peters second. Motion approved 6-0.

3. NEW BUSINESS

- a. Public hearing and possible approval of Silverleaf and Palace Properties, W6177/6197 Neubert Rd., Parcel 110 3523 00 Certified Survey Map and Amended Greenville Crossing Condominium Plat. In 2004 this area was created as a PUD, in 2008 they created the Greenville Crossings Condo Plat. This CSM is dividing the condo plat down the center of the parking lot, creating Lot 1 on the East and what will be left of the condo plat on the West. The notes regarding the arsenic statement and the abandonment of wells on the CSM need to be removed. Jack Anderson made a motion to close the public hearing, Leanne Meidam-Wincentsen second. The public hearing was closed at 5:35pm. Jim Ecker made a motion to approve the CSM and amendment of the Greenville Crossings Condo Plat, Jack Anderson second. The motion was approved 6-0.
- b. Review and possible approval of the Breyer Plat Concept (Savannah Heights) and Breyer Limited Partnership, Municipal Dr, Parcel 110 0838 02 / 110 0841 06 Certified Survey Map. The difference between the Concept and the Preliminary Plat is between lots 43 and 44 an outlot was added for the trail. There were discussions of installing sidewalks on Alexandra Dr and trails on Design Dr and around the pond. Jack Anderson made a motion to approve the CSM and approve the concept with phase 1 and 2, second by Andy Peters. Motion approved 6-0.
- c. Review and possible approval of Quantum Electric, N2152 North Rd. Site Plan. Jack Anderson made a motion to table the site plan, Greg Kippenhan second. Motion approved 6-0. Jim Cotter wanted to note that the street name "North" Rd. needs to be spelled out on the plans.
- d. Discussion on the possibility of trailer sales on a General Agriculture zoned parcel on Municipal Dr.

Jared Spaulding wants to sell utility vehicle trailers and other trailers of the like on a property he owns on Hwy 76. Access onto Hwy 76 will need to be addressed with the DOT. Jack Anderson wants to see this area rezoned properly and Greg Kippenhan wants him to make sure the setback from Hwy 76 is adequate. He should also keep in touch with Chris Pagels regarding the drainage ditch on the South side. The Planning Commission is ok with him coming back with a plan.

e. Discussion on revisiting the paintball facility.

Jack Anderson met with a Greenville couple that would like their proposed paintball facility revisited. Jack mentioned that the lots to the West of this area have developed since the last time this was discussed. The Muenster's addressed the concerns that came forward the last time they proposed their facility. They hired a sound company that came out and measured the sound of an extreme paintball simulation. They reported on the environmental aspects of the paint and how it effects the wildlife and land. They feel they can bring this additional information back to the residents and show how great it would fit into the community. The Muenster's invited the Planning Commission to visit the site so they can see first-hand the items on the report. The Planning Commission would like to see the Muensters have a citizen participation meeting on the same day as the site visit for resident's questions/concerns. They have tentatively set a date for Feb 25<sup>th</sup> at 11:00am.

4. REVIEW OF SPECIAL USE PERMITS

Letters were sent out to the permit holders asking if they are still utilizing the special use permits. The answers will be reported on next month.

5. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

The Nikodem/Lamar case was dismissed in the circuit court; There was a ruling but we do not have the answer on the Schwei pond/berm court case; There is a Feb 8<sup>th</sup> court hearing on the Jennerjohn barn nuisance; Jack would like to revisit our fee schedule on the nuisance ordinance; The Land Stewardship Committee has a Feb 5<sup>th</sup> meeting. They are making great progress in the schools; The TIF Review Board is meeting is this Wed. Jan. 25<sup>th</sup> at 6:30pm; The fence committee is almost done with a new ordinance.

6. ADJOURNMENT

Jack Anderson made a motion to adjourn the meeting, Jim Cotter second. The motion was approved 6-0 and the meeting was adjourned at 6:35pm.