

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

DATE: Monday, March 27, 2017

TIME: 5:30 PM

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

Attendees: Jack Anderson, Andy Peters, Jim Cotter, Ken Zilisch

Excused: Leanne Meidam-Wincentsen, Jim Ecker, Greg Kippenhan

Agenda

1. CALL TO ORDER

The meeting was called to order at 5:30pm.

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

a. Approve Planning Commission Meeting Minutes from February 27, 2017.

Jack Anderson, Chairman noted to remove 3d, the CSM for SGS of Greenville, as Jim Fletcher is unavailable and 3i, the Fence Ordinance, as a Planning Commission member not in attendance has some concerns. Jack Anderson made a motion to approve the agenda with the two items listed above to be removed. Jim Cotter second the motion and it was carried 4-0.

Andy Peters made a motion to approve the meeting minutes from February 27, 2017. Ken Zilisch second the motion and it was carried 4-0.

3. NEW BUSINESS

a. Public Hearing and possible approval of Savannah Heights Lot 2 CSM 7332 Rezoning from General AG to Single Family Residential.

Jim Cotter made a motion to close the public hearing. Jack Anderson second the motion and it was carried 4-0. This rezoning is for phase 1 of Savannah Heights. Andy Peters made a motion to approve the rezoning. Jim Cotter second the motion and it was carried 4-0.

b. Public Hearing and possible approval of Dercks DeWitt Certified Survey Map, Alexandra Way, Parcel #'s 110084031, 110084032 and 110084105.

Jack Anderson made a motion to close the public hearing. Jim Cotter second the motion and it was carried 4-0.

Jack Anderson made a motion to approve the Certified Survey Map. Andy Peters second the motion and it was carried 4-0.

c. Public Hearing and possible approval of Dercks DeWitt Certified Survey Map, Alexandra Way, Parcel #'s 110084034 and 110084033.

Jack Anderson made a motion to close the public hearing. Jim Cotter second the motion and it was carried 4-0.

Ken Zilisch made a motion to approve the Certified Survey Map. Andy Peters second the motion and it was carried 4-0.

~~d. Public Hearing and possible approval for SGS of Greenville LLC Certified Survey Map, Greenville Dr. and Moonshadow Dr., Parcel #'s 110046300, 110047600, 110047601, 110047603 and 110047604.~~

e. Review and possible approval of Northeast Asphalt Site Plan, W6380 Design Dr., Parcel # 110279400.

NEA will be adding pervious asphalt to their lot, this will meet their stormwater requirements and airport dry pond requirements. They are the first to do this in Greenville which give us the opportunity to see how it works. There is an annual maintenance that is required and the product lasts for 20-25 years, the same approximate life span of asphalt.

Jack Anderson made a motion to approve the site plan for Northeast Asphalt. Jim Cotter second the motion and it was carried 4-0.

- f. Review and possible approval of Cintas Greenville Site Plan, Neubert Rd. and CTH CB, Parcel # 110048201.

This is a uniform and rug cleaning facility in which they are calling a “light industrial” business including offices. Cintas tries to keep the same design on each of their buildings across the country. Joe Gregurich, N1412 Star Dust Dr. has inquiries regarding lighting. He wants to see a shade added so the lights cannot be seen outside of the property. Cintas showed on their photometric how there is no light leaving the site, they are using downward facing LEDs. Jim Cotter mentioned to Cintas that they may want to think about adding shades although it is not required.

Jim Cotter made a motion to approve the site plan for Cintas with the conditions listed on the staff review. Andy Peters second the motion and it was carried 4-0.

- g. Review and possible approval of Minor Change to Special Use Permit for Greenville Elementary School Sign, W6822 Greenridge Dr. Parcel # 110054501.

David Harris, Principal at Greenville Elementary school was present to answer questions. This sign mirrors the sign at the bus garage on Hwy JJ. They will utilize the existing brick stand. 6am-6pm will be the standard hours and from 6-9pm they will dim the sign. After 9pm the sign will be shut off and they will adjust for daylight savings time. The Principal will inform the residents in the area about the hours. Jack wants to make sure the sign doesn't cause problems with vision and pedestrians at night. Jack Anderson made a motion to approve the minor change to the special use permit. Jim Cotter second the motion and it was carried 4-0.

- h. ECWRPC report on Highway 15 project between Grand Chute and Greenville. Walt Raith, ECWRPC, reported that there have been many traffic studies their company has completed in order to create an Access Management Congestion Plan. They used traffic cameras that counted traffic patterns from Lily of the Valley to Grand Chute. On April 4, 2017 at 1:00pm they will be holding a meeting at W6214 Aerotech Dr. to present their findings and inform anyone who is interested in attending. They will get informational material to us for distribution to the public.

- ~~i. Final review of Fence Ordinance with attorney changes.~~

- j. Final review of Residential Automobile Filling Station special use ordinance. Dave Tebo noted the ordinance was changed to read “Single Family Residential” and a “500 ft” minimum distance requirement. Jim Cotter does not like the use of the word “Automobile” and feels we should look at the ordinance as a whole and change it to “Motor Vehicle” as the State Statues do. Jack Anderson made a motion to approve the amendment. Ken Zilisch second the motion and it was carried 4-0.

4. REVIEW OF SPECIAL USE PERMITS

According to Town Ordinances, unused special use permits will be deemed invalid after a period of 8 months. If conditions for a special use are not being adhered to, the Town must inform the permit holder by certified letter and they will be given 45 days to correct the issue. If they do not, they will be cited.

5. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

April 24, 2017 at 5:30pm is the next Planning Commission meeting.

6. ADJOURNMENT

Jim Cotter made a motion to adjourn the meeting. Jack Anderson second the motion and it was carried 4-0. The meeting was adjourned at 6:38pm.