



**PLANNING COMMISSION
MEETING MINUTES**

DATE: Monday January 28, 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, Jim Cotter, Leanne Meidam-Wincentsen, Greg Kippenhan, Jim Ecker, Mark Strobel

Motion by Mark Strobel, second by Jim Cotter to approve the agenda. 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 by Jack Anderson, second by Greg Kippenhan to close the public comment forum. 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 Comprehensive Plan Meeting Minutes from December 17, 2018.
- b. Approve Regular Planning Commission Meeting Minutes from December 17, 2018.
- c. Approve Comprehensive Plan Meeting Minutes from January 21, 2019.
- d. Subdivision/CSM Status Report

Motion by Leanne Meidam-Wincentsen, second by Jim Cotter to approve the consent agenda.
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 #08-19 CSM on Mayflower Drive, parcels 110004300 & 110004301

The public hearing was called to order at 5:32 p.m. Tim Meidam was present on behalf of the applicant to answer any questions. Motion by Jack Anderson, second by Mark Strobel to close the public hearing at 5:34 p.m. Motion carried 6-0. Motion by Mark Strobel, second by Jack Anderson to approve Resolution #08-19. Motion carried 5-0/Leanne Meidam-Wincentsen - Abstain.

- b. Public Hearing and Consider/Discuss/Act on Resolution #07-19 CSM on Julius Drive, parcel 110064700
The public hearing was called to order at 5:35 p.m. Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to close the public hearing at 5:35 p.m. Motion carried 6-0. Mark Strobel asked why we did not require a dedicated right-of-way. Administrator Joel Gregozeski indicated that we are not able to require one on CSM. Motion by Jim Ecker, second by Mark Strobel to approve Resolution #07-19 with a note added requiring the reservation of 7 feet of a right-of-way. Motion carried 6-0.
- c. Public Hearing and Consider/Discuss/Act on Resolution #04-19 Rezoning parcel 110045400 from Planned Commercial District to Business Park District
The public hearing was called to order at 5:42 p.m. Motion by Jack Anderson, second by Jim Cotter to close the public hearing at 5:42 p.m. Motion carried 6-0. Mark Strobel believes the property should remain Planned Commercial, that the proposed rezoning is not a good fit on this particular parcel. Director Brown stated that mixed use is appropriate and is consistent with the Comprehensive Plan, therefore recommending approval. Jim Fletcher explained the nature of the proposed business being mainly office, but some on site lab and fabrication. Motion by Jack Anderson, second by Jim Ecker to approve Resolution #04-19. Motion carried 5-1/Strobel.
- d. Public Hearing and Consider/Discuss/Act on Greenville Fire Station
The Public Hearing was called to order at 5:51 p.m. Motion by Jack Anderson, second by Greg Kippenhan to close the public hearing at 5:52 p.m. Motion carried 6-0.
 - i. Resolution #05-19 CSM
Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to approve Resolution #05-19. Motion carried 6-0.
 - ii. Site Plan
Motion by Jack Anderson, second by Jim Cotter to table the Site Plan. Motion carried 6-0.
 - iii. Special Exception for a Fire Station and Planned Unit Development (PUD)
Motion by Jack Anderson, second by Jim Cotter to table the Special Exception. Motion carried 6-0.

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: February 25, 2019 5:30pm

10. **ADJOURNMENT**

Motion by Mark Strobel, second by Jim Ecker to adjourn. Motion carried 6-0. Meeting adjourned at 5:56 p.m.

Wendy Helgeson, Town Clerk

Approved: