



PLANNING COMMISSION MEETING MINUTES

DATE: Monday April 22, 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 5:30pm.

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

Present: Leanne Meidam-Wincentsen, Jim Cotter, Jim Ecker, Greg Kippenhan, Mark Strobel and Jack Anderson

Absent: Ken Zilisch

Motion to approve agenda made by Greg Kippenhan, Leanne Meidam-Wincentsen second. 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.

Ben Romenesko, Wolf River Machine, W6494 Levi Dr.; looking to rezone from General Commercial to Industrial. Business is going well and they may be looking to expand sooner than later and it was a suggestion of the Planning Commission to rezone prior to that. They are working with the neighbors on noise complaints including decibel readings and additional plantings. He is looking for some feedback to see if they are ok with him moving forward on a rezoning application. The Commission suggests submitting decibel reports from a third party as well as a landscape plan.

Motion to close public comment forum made by Jack Anderson, Mark Strobel second. 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 Regular Planning Commission Meeting Minutes from March 25, 2019.
- b. Subdivision/CSM Status Report
- c. All World Ford Landscaping Plan

Motion to approve the consent agenda made by Jim Ecker, Mark Strobel second. Motion carried 6-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. OLD BUSINESS

- a. Consider/Discuss/Act on Greenville Auto & RV parcels 110014207, 110014208, 110014210, 110014211
 - i. Resolution 18-19 Site Plan
TJ Utschig, N1040 Craftsmen Dr. due to the DOT purchasing their current land, they need to move the car dealership as soon as possible. The site application includes a used car dealership, maintenance/repair shop, office and storage units. The Planning Commission would like the brick wainscoting to wrap around the office building. Mark Strobel referenced code section 320-209A(3), he thinks this site it too cluttered. Motion to deny Resolution 18-19 made by Mark Strobel, Leanne Meidam-Wincentsen second. Motion carried 5-0/Jim Cotter present.
 - ii. Resolution 19-19 Special Exception for Car Sales and Auto Use
Motion to deny Resolution 19-19 made by Mark Strobel, Leanne Meidam-Wincentsen second. Motion carried 4-1/Greg Kippenhan/Jim Cotter present.

7. NEW BUSINESS

- a. Public Hearing and Consider/Discuss/Act on Resolution 32-19 Rezoning of Parcel 110086203 from General Commercial to Industrial
John Schlimm, W6193 Greenville Dr. Catherine Schlimm Trust; has a potential buyer that requested the Industrial zoning.
Judy Coenen-Eichhorn, 2046 N. Mayflower Dr.; owns the property to the East, she would like the proposed stormwater pond to be moved from her property.
Patrick Conner, 1101 W Starview Ct Appleton; realtor working with the Schlimm Family, he is in support of the TID layout.
Motion to close public hearing made by Jack Anderson, Greg Kippenhan second. Motion carried 6-0.
Motion to approve Resolution 32-19 made by Jim Ecker, Jack Anderson second. Motion carried 6-0.
- b. Public Hearing and Consider/Discuss/Act on Resolution 35-19 CSM for Savannah Heights Phase 3 parcel 110083804
Motion to close public hearing made by Jack Anderson, Mark Strobel second. Motion carried 6-0.
Motion to approve Resolution 35-19 made by Leanne Meidam-Wincentsen, Mark Strobel second. Motion carried 6-0.
- c. Consider/Discuss/Act on Resolution 36-19 Site Plan for ATW Hangar parcel 110123500
Motion to approve Resolution 36-19 made by Greg Kippenhan, Jim Cotter second. Motion carried 6-0.

- d. Public Hearing and Consider/Discuss/Act on WE Energies Gas Regulator parcel 110085604 Judy Coenen-Eichhorn, 2046 N. Mayflower Dr.; she had questions on the safety and aesthetics of the site.
Scott Shepherd, WE Energies; there to discuss the project and answer questions.
Motion to close public hearing made by Jack Anderson, Mark Strobel second. Motion carried 6-0.
 - i. Resolution 33-19 Site Plan
Motion to approve Resolution 33-19 made by Greg Kippenhan, Leanne Meidam-Wincentzen second. Motion carried 6-0.
 - ii. Resolution 34-19 Special Exception for a Gas Regulator
Motion to approve Resolution 34-19 made by Jack Anderson, Jim Cotter second.
Motion carried 6-0.
- e. Public Hearing and Consider/Discuss/Act on Ordinance 03-19 Chapter 204 Article II Town Functional Road Classification System
Cheryl Zaug Casey, N1138 Julius Dr.; owns property to the West of the Sports Complex and looks forward to working with Director Brown and the Town on the road to service the Sports Complex and local properties.
Motion to close public hearing made by Jack Anderson, Jim Cotter second. Motion carried 6-0.
Motion to approve Ordinance 03-19 made by Jack Anderson, Mark Strobel second. Motion carried 6-0.
- f. Discussion on Self Storage Units Ordinance Update
Staff wanted some direction on what the Planning Commission wants changed regarding self storage in the ordinances. Jack Anderson does not want storage facilities in the Gateway District. Mark Strobel wants it eliminated from the General Commercial zoning district, a special use in the Industrial district and buffered from State and County highways. They would also like them to be a special use in the agriculture district with design standards including a limit on the number of units and a ratio to the number of single family homes in town. Staff will provide definitions, updated ordinances and a map with the buffer lines shown for next month.

8. OPEN CASES

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

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

- a. iPad update
- b. Next Meeting Date: May 20, 2019 5:30pm

- c. Comprehensive Plan Meetings: May 20, 2019 4:30pm; Intergovernmental meeting - June 6, 2019 9:00am; June 24, 2019 4:30pm
- d. The Planning Commission would like some options presented for decibel and light meter readings.

10. **ADJOURNMENT**

Motion to adjourn made by Jim Cotter, Mark Strobel second. Motion carried 6-0 and the meeting was adjourned at 7:03pm.