

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

DATE: Monday, May 22, 2017

TIME: 5:30 PM

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

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

Agenda

1. CALL TO ORDER

Meeting called to order at 5:32pm.

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

a. Approve Planning Commission Meeting Minutes from April 24, 2017.

Jim Cotter made a motion to approve the agenda, Leanne Meidam-Wincentsen second. Motion carried 7-0. Andy Peters made a motion to approve the meeting minutes from April 24, 2017, Ken Zilisch second. Motion carried 7-0.

3. NEW BUSINESS

a. Public Hearing and possible approval for Greenville Auto & RV Special Use Permit to allow automobile sales/maintenance and residence in a Commercial District, N930 Cty Hwy CB, Parcel #'s 110088700.

Tj Utschig spoke regarding the project; it is projected to be a 7000 sq. ft. building able to house 80 cars maximum on site, they are projecting 70 cars will be onsite at any given time. There is a separate fenced in area in the back for cars that are in for maintenance. All cars out front will be for sale and in good working order. Jim Ecker wants to stress that the lighting must be shrouded and stay on the property. TJ noted that they want to upgrade the house so it can be used by the manager (owner's son). They do not plan to move the driveway at all from its current location on Hwy CB. Chris Pagels stated the preliminary plans are working well with the wetland delineation and flood plain issues. Leanne Meidam-Wincentsen made a motion to close the public hearing, Jim Cotter second. Motion carried 7-0. Leanne Meidam-Wincentsen made a motion to approve the special use permit with the conditions, that the residence on site can never be used as a rental property, the business hours of operations must stay as noted, Mon.-Fri. 9am-7pm Sat. 10am-5pm, only the sellable cars will be in plain sight and the lighting must be shrouded, Jim Cotter second. Motion carried 7-0.

b. Review of Planned Unit Development Concept for Lot 19 Towering Pines West. The assisted living facility that was planned for this site is no longer feasible. This duplex concept was brought forward to the staff, who thought this was something that could work for this lot.

Ryan Spiegel, Spiegel Construction spoke regarding the concept. There will be 3 color options; they are two story; they would build 3 this year and then 1 every 4 weeks next spring. These would be high end rentals, approx. \$1,800-\$2,000 per month. They are hoping to build zero entry ranch style duplexes eventually in the next phase (Lot 7 & 8 Jennerjohn Field of Dreams). The cul-de-sac shown on this

concept may be too long for our ordinance requirements, a road connecting lot 19 with phase two (lots 7 & 8) may be needed. Leanne mentioned that some architectural differences might be nice. Chris stated the regional pond will be able to handle this concept's stormwater. Consensus from the Planning Commission was for the project to move forward.

4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

- Planning Commission June 26th 5:30pm

- Lamar billboard would like to come back with some unique billboards to show the Commission that may fit within our Gateway Ordinance guidelines. Jack noted that Mark Strobel, Town Board Supervisor wants to revise our sign ordinance. Jack will talk with Mark so he can get started on the updates.

- Hwy 76 corridor study – traffic patterns on Greenridge Dr. and School Rd. are being recorded for the next 3 days.

5. ADJOURNMENT

Jim Cotter made a motion to adjourn the meeting, Jim Ecker second. Motion carried 7-0, meeting adjourned at 6:09pm.