

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

DATE: Monday, August 28, 2017

TIME: 5:30 PM

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

Agenda

1. CALL TO ORDER

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

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

- a. Approve Planning Commission Meeting Minutes from July 24, 2017.
Motion to approve agenda made by Jim Cotter, Andy Peters second. Motion carried 7-0. Motion to approve the meeting minutes from July 24, 2017 made by Andy Peters, Ken Zilisch second. Motion carried 7-0.

3. NEW BUSINESS

- a. Public hearing and possible approval of Special Exception Use Permit application to allow construction of a billboard/monument off-premises sign in the General Commercial and Gateway zoning districts. Martin Nikodem/Lamar Advertising of Green Bay, N2036 Greenville Dr, Parcel 110027201.
Renee St. Laurent, 1800 Scheuring Rd. DePere; available to answer questions regarding the project. Jack Anderson made a motion to close the public hearing, Leanne Meidam-Wincentsen second. Motion carried 7-0. Ken Zilisch reported on safety concerns of digital signs and Highway 15. Ms. St. Laurent stated that the sign will be on 24/7, dimming at dusk and will change static advertisements 6-8 times per minute, there will be no animated graphics. Jack Anderson made a motion to table the item until the Gateway Overlay District ordinance amendments can be reviewed and a sign committee can be established, Jim Cotter second. Leanne wanted to note that she feels a digital sign is a safety hazard due to distraction. Motion carried 7-0.
- b. Public hearing and possible approval of Special Exception Use permit application to allow construction of storage buildings in an agriculture zoned district. Stor-It, WI, N2246 Greenville Dr., Parcel 110018700.
Cory VanEvenHoven, N179 Marion Avenue, Appleton; Mike Holewinski, N1178 Roena Lane Hortonville; Jesse Hall, Keller Inc.; available to answer questions regarding the project. There are two Stor-it facilities in North Appleton and two in Neenah. Steven Bergman, lives to the North of this property and was not able to attend, but wrote a letter opposing the project. Motion to close the public hearing was made by Leanne Meidam-Wincentsen, Greg Kippenhan second. Motion carried 7-0. Motion to deny the special use permit application based upon the location on a major thoroughfare and concern with the current amount of sites within the Town made by Greg Kippenhan, Andy Peters second. Motion carried 7-0.
- c. Review and possible approval of Site Plan application for Corcoran Storage Building, N1000 Craftsmen Dr, Parcel 110239800.

Kevin Winkler, SMA Construction; available to answer questions regarding the project. Chris Pagels noted that because this project is under 5,000 sq. ft., they do not have to make changes to the stormwater dry detention pond. If they add on in the future, that may change. An updated impervious surface total is needed for the project. Motion to approve the site plan made by Leanne Meidam-Wincentsen, Jim Cotter second. Motion carried 7-0.

- d. Review and possible approval of a minor change to a Special Exception Use Permit to allow for sales of campers/RV's for Martin Nikodem, N2036 Greenville Dr, Parcel 110027201.

Marty Nikodem would like to add to the previously approved special use from 2012 so he can sell 1-4 RV's along with cars. He would also follow the landscaping requirements that were put in place by ordinance and the previous special use which was not completed in 2012. Motion to table this item until the past special exception requirements are met and Marty Nikodem is available to answer questions made by Leanne Meidam-Wincentsen, Jim Cotter second. Motion carried 7-0.

- e. Review and discussion of proposed amendments to Gateway Overlay District Ordinance.

320-168 & 320-169 - extending to cover all major corridors in the Town; Leanne would like to add College Ave to this list, Jim Ecker and Jack Anderson support that; Hwy CB needs to be reviewed due to the business park. They would like to see maps showing what 500-1000-1300-1500 ft looks like, highlighting areas of concern. Joel Gregozeski feels they need to clarify if the parcels need to directly abut the Hwy's or not.

320-175(B) - Remove E or F, they are copies. A sign committee needs to be established to review these items.

320-176 - Leanne would like to add that landscaping needs to be maintained. The amount devoted to landscaping (C) needs to be looked at. Leanne would like to see some of the landscaping requirements on a map to see the sizes.

320-177 - (K) signatures will not be given until all required changes are made. (O) this needs to be compared to the state regulations.

320-179 - (A) chain-link fences might be needed in some instances. (B) semi-trailers / containers needs to be clarified. Construction storage containers should be able to exist for the duration of the construction project or fireworks trailer. Article XXIII: Gateway Overlay District - Additions to existing facilities, should be included in the amendment, the heritage overlay ordinance has a paragraph that may be useful. Some of these items may be better within different zoning sections, special details for the gateway district only in this amendment. Jack would like these changes made by October and no later than November. There are a couple items that may be changed immediately, giving more time to amend the whole code.

4. TOWN CHAIRMAN/DIRECTOR of COMMUNITY and ECONOMIC DEVELOPMENT UPDATE

-Dave shared his Strategic Foresight training with the Commission. The trainer may work with us on our Comprehensive Plan update next year.

-First phase of Fox Highlands should be ready to build Sept 5th.

-A Sign Committee will be established. Ken Zilish, Leanne Meidam-Wincentsen, Jim

Cotter, Dave Tebo and Mark Strobel may be on the committee.

-We are still waiting on the DNR to approve the stream restoration plan submitted. We do have a meeting this week to review the wetland delineation on the site. Planned Sept 11th presentation on the project and site.

5. ADJOURNMENT

Motion to adjourn made by Jack Anderson, second by Jim Cotter. Motion carried 7-0, meeting adjourned at 7:05pm.