

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

DATE: Monday, March 28, 2016

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.

PRESENT: Jim Cotter, Ken Zilisch, Jim Ecker, Tom Becher

EXCUSED: Jack Anderson, Leanne Meidam Wincentsen, Greg Kippenhan

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

- a. Approve Planning Commission Meeting Minutes from January 25, 2016.

The agenda has been properly posted. Motion by Jim Cotter, seconded by Tom Becher to approve the agenda. Motion carried 4-0.

3. NEW BUSINESS

- a. Review and possible approval of the Site Plan Application for Allied Mechanical, N987 Craftsmen Drive.

Jeremy from Utschig provided a summary of the project and shared that the variances for the 1% overbuild and the setbacks were approved at the Board of Appeals held on March 7th. This is a one-time build and the intent is to use the addition for storage. Brian and Erin Marier who reside behind the proposed build have concerns about the tree-line; they would like the gaps to be filled in with additional plantings. After further discussion regarding planting options, Town Administrator Dave Tebo suggested a negotiated plan be developed between Town staff, the builder and the neighbor for additional plantings. Motion by Jim Ecker to recommend approval contingent upon agreement with Town staff, the building owner and neighbors regarding the plantings and that Utschig be allowed to move forward with the build, seconded by Tom Becher. Motion carried 4-0.

- b. Review and possible approval of the Site Plan Application for Appleton International Airport – Maintenance Facility, N825 Cty. Rd. CB.

A representative from the airport reviewed the plans submitted. The addition is needed to fit modern equipment. The color will match the existing building and a 4 ft. logo will be added. Motion by Jim Cotter to approve the Site Plan Application, seconded by Tom Becher. Motion carried 4-0.

- c. Review and discussion of Appleton International Airport -Car Rental Facility, N825 Cty. Rd. CB.

The car rental facility would be a new building at the airport. The 7,500 sq. ft. facility would match a lot of the architectural features and materials of existing buildings. Construction is anticipated to start around May with plans to open in January, 2017. Rental companies at the airport continue to grow and the new facility would allow all rental companies to be encompassed in one building,

freeing up space within the terminal. Motion by Jim Cotter, seconded by Ken Zilisch to approve the facility. Motion carried 4-0.

- d. Review and possible approval of plat concept for Green Ridge Estates, Green Ridge Drive and Hwy. 76.

Dennis Steinkraus and Rachel Holloway from JSD Professional Services were present for discussion and to answer any questions. Dave Tebo reviewed the staff review comments. Option 1 was favored by the staff as the preferred concept for reasons such as snow removal, public safety and water. This option has narrower, deeper lots and although one concern was the potential need of variances for set-backs for future build, they do not believe it would be an issue. Rachel stated Option 2 has 94 lots and was the developers preferred option. These lots sell better according to area builders and one of the reasons for cul-de-sacs is to control traffic. Most of the cul-de-sacs proposed are under the 600 ft. max., which our ordinance allows. Staff review comments noted that snow removal, public safety and water also play a role in this option. In regards to snow removal, Dennis suggested cul-de-sacs with islands in the middle and wondered if the Commission would consider that as an option. Chris Pagels provided an overview of flow in the area. He asked that the engineers work with him once they begin to make sure that any farm land around the area isn't effected. Chris also suggested a larger Outlot 1 and eliminating Outlot 2. It was determined that due to the amount of traffic, that there be a plat note to not allow access to School Road. With the amount of traffic in the area due to the school and the subdivisions, traffic will eventually need to be addressed in the Hwy. 76, Greenridge Drive and School Road areas. Dave Tebo asked if there was a way to allow for some cul-de-sacs. Jim Ecker asked about the density of the area and potential for townhomes or duplexes along the edge. Dennis replied that they had not because of the character of the neighboring subdivision but will look into options. It was suggested that a hybrid concept be developed. Dennis will send over schematics and the Commission would like for Dean Schiller to review them and what that would mean for snow removal.

4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

Fence committee continues to meet and work towards establishing an ordinance. An update was provided regarding Jennerjohn and Towering Pines developments. The USDA Wildlife contact and our Attorney are establishing language regarding the Town's liability regarding ponds and there is additional discussion between the Town and the County.

5. ADJOURNMENT

Motion by Jim Cotter, seconded by Tom Becher to adjourn. Motion carried 4-0. Meeting adjourned at 7:05 p.m.

Wendy Helgeson, Town Clerk