

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

DATE: Monday, June 27, 2016

TIME: 5:30 PM

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

ATTENDEES: Jim Cotter, Andy Peters, Leanne Meidam-Wincentsen, Jack Anderson, Ken Zilisch, Jim Ecker

EXCUSED: Greg Kippenhan

Agenda

1. CALL TO ORDER 2. POSTING OF AGENDA/APPROVAL OF AGENDA AND MEETING MINUTES

The meeting was called to order at 5:30pm.

a. Approve Planning Commission Meeting Minutes from May 23, 2016. Motion to approve the agenda made by Jim Cotter second by Leanne MeidamWincentsen, approved 6-0.

Motion to approve May 23, 2016 meeting minutes made by Andy Peters, Jim Cotter second, approved 6-0.

3. NEW BUSINESS

a. Review and possible approval of the Revised Preliminary Plat Application for Green Ridge Estates at School Rd and Municipal Dr, tabled from May 23, 2016 meeting.

Rachel Holloway and Bill Dunlop from JSD Professional Services presented a slide show detailing their changes and research on the issues the Town and residents have. Jack Anderson made a note for them to look at the berm height to make sure it follows our ordinance.

Joyce Geske, N1496 Meadowpark Dr.; Brad Mullens, W7076 Rockdale Lane; Dan Oberschlake, N1490 Forest Glen Dr.; Susan Running, W6977 Rockdale lane; all spoke on the need for traffic solutions at the Hwy 76 access roads.

Ken Zilisch offered his knowledge and contacts to the residents, as he has many ideas as to how to get their traffic concerns heard at the state level.

Dave Tebo noted that the Town can focus its efforts on traffic calming to get this moving prior to the DOT changes that may happen.

Jack Anderson noted that the residents may want to contact Dave Murphy and Roger Roth with their traffic and safety concerns.

Ken Zilisch made a motion to approve the Green Ridge Estates preliminary plat, Leanne Meidam-Wincentsen second, roll call, 5-1/Jack Anderson (nay).

b. Public Hearing and possible approval of the Rezoning Application for Green Ridge Estates at School Rd and Municipal Dr., tabled from May 23, 2016 meeting.

The public hearing was called to order at 6:20p.m., it was clarified that all lots were to be zoned single family. Jack Anderson made a motion to close the public hearing at 6:21pm, Jim Cotter second and the hearing was closed.

Jim Ecker made a motion to approve the rezoning of Green Ridge Estates to single family, Ken Zilisch second and the motion carried, 6-0.

ALL MINUTES ARE CONSIDERED DRAFT UNTIL APPROVED AT THE NEXT MEETING.

c. Review and possible approval of the Revised Jennerjohn Field of Dreams Preliminary Plat.

The changes made are; lots 45-51 (previously Lot 12) at the Southern end of the plat are now single family lots and the road between lot 7&8 was changed to a cul-de-sac (Alana Ct.) that comes off Fallon Lane instead of Hwy 76. The Town would like to see the cul-de-sac either come off of 76 or the through road restored.

Jim Seloff, Davel Engineering, noted that due to costs, he does not want to move Alana Court. Tracy Jennerjohn would like to put duplexes on Lots 7 & 8.

Jack Anderson made a motion to approve the Jennerjohn Field of Dreams preliminary plat, Ken Zilisch second and the motion was approved 6-0.

d. Review and possible approval of the Revised Towering Pines West Final Plat. Jim Ecker made a motion to approve the revised Towering Pines West final plat, Jim Cotter second and the motion was approved 6-0. e. Review of Breyer Property Concept Plat.

Alexandra Dr. will go through to the North. There are wetlands on lot 92 that they were trying to go around. The Town would like the Southern cul-de-sacs connected due to fire protection, snow maintenance and water/sewer connections. Leanne Meidam and Jack Anderson would like to see Design Dr. go through to Hwy 76. Jim Ecker and Leanne Meidam would like to see if there is an option for density planning, not all single family. Andy feels the East lots should be larger to put in a precedent of lot sizes for the future development to the East.

f. Review and possible approval of the Site Plan/Minor change to special use Application for Fox Cities Humane Association.

Jack Anderson made a motion to approve the site plan and minor change to the special use permit for the Fox Valley Humane Association, Andy Peters second, the motion was approved 6-0.

g. Review and possible approval of the Site Plan Application for Toys for Trucks Site Plan.

Tom VanDalen thought they might be able to plant trees along Hwy 15 at 40' intervals and possibly to the East to meet the landscaping ordinance. This addition does not fall within the requirements of the Gateway Ordinance.

Jim Ecker made a motion to approve with the condition that they work with the Town on the landscaping plan, Jim Cotter second, the motion was approved 6-0.

4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

The Facilities Committee will be putting out a survey in the next month. Next meeting is July 13 5:30p.m.

AEA meeting Aug. 15 5:30p.m.

John Julius gave a notice of meeting regarding the House on the Greenville Sports Complex. July 12 6:00p.m.

5. ADJOURNMENT

Jim Cotter made a motion to adjourn, Leanne Meidam-Wincentsen second and the meeting was adjourned at 7:23p.m. 6-0

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