

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

DATE: Monday, July 25, 2016

TIME: 5:30 PM

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

PRESENT: Jim Ecker, Ken Zilisch, Greg Kippenhan, Jim Cotter, Jack Anderson, Andy Peters

EXCUSED: Leanne Meidam-Wincentsen, Jim Cotter excused at 6:49pm

Agenda

1. CALL TO ORDER

The meeting was called to order at 5:34pm.

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

- a. Approve Planning Commission Meeting Minutes from June 27, 2016.

Greg Kippenhan made a motion to approve the agenda, Andy Peters second and the agenda was approved 6-0. Jim Cotter made a motion to approve the minutes from June 27th, Jack Anderson second and the minutes were approved 6-0.

3. NEW BUSINESS

- a. Public hearing and possible approval of The Store Special Use Permit Application.

Mary Anderson, N1786 Reimer Dr., doesn't think this project is a good fit for a neighborhood where families live. She feels it may bring increased crime and worries about contamination, traffic and doesn't want to see the property values diminished. She is also concerned about an increase in stormwater in the area as they have large amounts of water currently.

Jennifer Kolbe, N1787 Reimer Dr., agrees with Mary Andersons concerns and doesn't feel this is the proper place.

Dave Anderson, N1786 Reimer Dr., doesn't like the site plan option in which cars exit onto Parkview Dr. He doesn't feel this is a good location for a gas station and feels the 24 hour time frame on the gas pumps is a problem.

Karlyn Ehrhardt, N1789 Orchid Way, doesn't feel that the citizens need a gas station in that location and feels everything The Store sells can be found at other merchants close by.

Julie Ringly, N1794 Reimer Dr., opposed.

Kevin Verstagen, N1769 Ivy Lane, is concerned by light pollution and low level ground ozone. He feels property values will decrease.

Emily Kolbe, N1787 Reimer Dr., feels this would increase accidents as there are many young drivers in the area. Opposed.

Andrew Halverson, VP Ellis Construction, wanted to note that site plan one conforms to all Town standards/requirements and the Gateway Overlay District enforces the aesthetics of the building. He did however talk with the two properties to the North and one to the Northeast, and found that the driveway to the North is a problem. The alternate site plan puts both drives along Hyacinth Lane and puts a large landscaped berm along the Northern lot line toward the neighbors. He states that the lighting plan to be submitted will effectively stop any light from leaving the property. He feels the site plan they came up with solves all

of the issues that were raised. The store will run from 5:00am to 11:00pm, the gas pumps only will be 24 hours. Team Schierl likes this property as the company has co-branding with other Subways, so it makes good business sense. It would take approximately 90 days of construction from start to finish.

Kathy Klassen, N1778 Parkview, is also is worried about there being an additional amount of stormwater caused by the site.

The site currently has onsite retention of stormwater, in which the calculations meet Town requirements. Fritz Schierl assures he will double check all totals with the engineers.

Jim Cotter made a motion to close the public hearing, Jim Ecker second, the public hearing was closed at 6:07pm, 6-0.

The anticipated transaction count for The Store would be approximately 800 transactions per day, at this time, Subway has a 300 transaction count. 6:00-8:00am is busiest time of day for most of The Store's, Subway is busiest at lunch. Mr. Schierl feels that this would increase traffic at night by only 20%.

Jim Ecker made a motion to deny the Special Use Application based on the items 1-3 listed in Town Ordinance §320-209 Conditions and Safeguards for Special Exceptions, Andy Peters second the motion and the application was denied 6-0.

- b. Public hearing and possible approval of the McKinney Photography, Tracy Van Zeeland Special Use Permit Application.

Tom Wettengel, W7017 Hickory Nut Tr., doesn't believe any business belongs in a residential neighborhood.

Mike Neuman, W7031 Hickory Nut Tr., feels the neighborhood covenants against businesses should be upheld; he feels it will reduce property value.

Lena Clark, W7019 Sunrise Trail, is opposed to having businesses in the subdivision.

Tracy VanZeeland, N2472 Sally Ct, petitioner; for financial reasons she cannot stay at the commercial location where she currently is. She will only be having, on average, one client at the property per day, she does the rest offsite. She will offer to deliver photos to reduce traffic. She will also be changing how she markets, more offsite. Currently her business runs Monday-Friday 10:00am-5:00pm, weekends by appointment only is offsite. She currently has no clients prior to 10:00am, and shoots offsite from 2:00-3:00 pm when the afternoon lighting is best. She does run a "Santa Clause Special" in winter, which is the only time she would have people at her house on a Saturday or Sunday.

Andy Peters made a motion to close the public hearing, Jim Cotter second and the public hearing was closed at 6:27pm, 6-0.

Vehicle count per day averages to one client per day or less. July-September, she shoots approximately 20 high school seniors and this is the busier time of year, save for the Santa Clause special. Approximately 1 client every three days outside of those times during the year. Tracy doesn't want a sign that announces a business, but something like a flag to mark her driveway. She would be open until 5:00 or 6:00pm for photo pickups, but she will start delivering if need be. She wants to stick to a 10:00am to 5:00pm business hours. There are only 3 successful studios in Appleton, hundreds of others are part time, similar to hers, and running out their home. She wanted to add a 20' x 20' space to the attached garage for her office and location. The advertising she has marketed currently has onsite head

shots, next year she can market offsite shots only. The neighborhood covenants do allow home offices.

Ken Zilisch made a motion to approve the special use permit with the condition of §320-32 (13) regarding traffic is adhered to, the detached garage will need to be issued a building permit and be attached to the principle dwelling, as stated in §320-32 (10) and the hours be limited from 10:00am to 6:00pm, Greg Kippenhan second and the special use permit was approved, 6-0.

- c. Public hearing and possible approval of the Towering Pines West Senior Living Facility Rezoning Application.

Greg Polochek, SMET Construction Services, 300 N Broadway, Green Bay; would like to rezone Lot 19 of Towering Pines West from agriculture to multifamily in able to develop a senior living complex.

Jack Anderson made a motion to close the public hearing, Jim Cotter second and the public hearing was closed at 6:43pm, 6-0.

Jack Anderson made a motion to approve the rezoning of Lot 19 in Towering Pines West, Jim Cotter second and the rezoning was approved, 6-0.

- d. Public hearing and possible approval of the Towering Pines West Senior Living Facility Special Use Permit Application.

Jim Cotter made a motion to close the public hearing, Jack Anderson second and the public hearing was closed at 6:44pm, 6-0.

At this time the elevation of the building is undetermined, if the special use permit is approved he will hire an architect for a site plan. The operator of this facility has 14 similar successful establishments.

Greg Kippenhan made a motion to approve the special use permit, Jim Ecker second and the permit was approved, 6-0.

- e. Public hearing and possible approval of Towering Pines West Lot 16, 17, 18 rezoned to Single Family.

Jack Anderson made a motion to close the public hearing, Andy Peters second and the public hearing was closed at 6:48pm, 6-0.

Jack Anderson made a motion to approve the rezoning of Towering Pines West Lots 16-18 to single family, Jim Cotter second and the rezoning was approved, 6-0.

- f. Review and possible approval of the Meerdink Strip Mall Addition Site Plan.

Curtis Schroeder, Consolidated Construction, made note that they are matching the look of the strip mall that is already there. The site will require more parking than what is currently there as the DOT is now upholding their setbacks. The previous parking site plan was approved at one time, but now is not. Dave Tebo feels the parking will be ok. The landscape buffer on the North needs to be maintained, all the dead trees should be replaced with pine trees. Curtis thinks they can get a landscape plan to the Planning Commission by next week. Jack Anderson made a motion to approve the site plan contingent upon replacement of the deceased vegetation on North side of the property and added landscape to the East of the parking lot area, Ken Zilisch second and the site plan was approved 5-0, Jim Cotter left at 6:49pm.

- g. Public hearing and possible approval of the Manley Road Certified Survey Map.

Jack Anderson made a motion to close the public hearing, Andy Peters second and the public hearing was closed at 6:57pm, 5-0.

Jim Ecker made a motion to approve the certified survey map, Andy Peters second and the CSM was approved 5-0.

4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

Dave Tebo noted that Greenville AEA presentation went well and many of the surrounding areas would like to use us as a template.

Jack Anderson thinks we need to review the commercial to residential ordinances in reference to their relationship for future projects.

Greg Kippenhan would like to review the special use permits we have previously approved. He would like us to notify the special use permit holders of an annual review to see who is utilizing their permits effectively.

5. ADJOURNMENT

Jack Anderson made a motion to adjourn, Jim Ecker second and the meeting was adjourned at 7:06pm 5-0.

Kelly Mischler, Deputy Clerk/Treasurer