

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

DATE: Monday, August 22, 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 5:30pm.

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

- a. Approve Planning Commission Meeting Minutes from July 25, 2016.  
Motion was made by Jim Cotter to approve the agenda and second by Andy Peters, 6-0. Motion to approve the July 25, 2016 meeting minutes was made by Greg Kippenhan and second by Andy Peters, 5-0 (Leanne Meidam-Wincentsen did not vote due to absence from last meeting).

3. NEW BUSINESS

- a. Review and possible approval of Fox Highlands (previously Green Ridge Estates) Final Plat.

Motion to approve the Fox Highlands (previously Green Ridge Estates) final plat made by Andy peters, second by Jack Anderson, 6-0.

The length of the South and the East boundaries has projected berms and/or landscaping buffers. The PUD lots will have their own home owners association as well as be part of the overall neighborhood association. Jim Ecker would like to add the requirement that the home owners association documentation is acceptable to the Town staff prior to it going to Town Board, 6-0.

- b. Review and possible approval of Jennerjohn Field of Dreams Final Plat application for lots 1-21.

Dave Tebo wanted to note that Alana Lane is dedicated through to Hwy 76, the Town will ensure the whole roadway is escrowed but Alana Lane doesn't need to be built immediately. This all depends on the Hwy 76 corridor studies. For the Town Board meeting, they will need to show a temporary cul-de-sac. Lot 3 and 4 have been checked to make sure houses will be able to fit properly with the wetlands there. Jack Anderson made a motion to approve with the condition that the lots including wetlands will have the setbacks staked out at the time building permits are applied for, second by Jim Cotter, 6-0.

- c. Public hearing and possible approval of Jennerjohn Field of Dreams Rezoning of lots 1-21.

Motion to close the public hearing was made by Jack Anderson, second by Leanne Meidam-Wincentsen and the public hearing was closed at 6:00pm. Jim Ecker made a motion to approve the rezoning, Andy Peters second and the rezoning was approved 6-0.

- d. Public hearing and possible approval of Greenville Center Property, LLC Certified Survey Map, Parcel #110120704, Greenville Center Dr.

Motion to close public hearing was made by Jack Anderson, second by Leanne Meidam-Wincentsen and the public hearing was closed at 6:08pm.

Motion to approve the CSM made by Jack Anderson, second by Jim Cotter and the CSM was approved 6-0.

- e. Review of Bennett Landscape Concept Certified Survey Map.  
Bruce Bennett is wondering if it would be possible to dedicate more town road area to facilitate making more lots off of Bennett Circle. If it needs to be platted it might affect the conservation subdivision ordinance. Jim Ecker feels that if Bruce does not build the road to Town standards, Bruce will need to maintain it.
4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE  
Dave started work on researching the special use permit review process. The Town Board would like a list of the approved special use permits by September 6<sup>th</sup>.  
Jack wanted to note that the Town Board is petitioning the DOT to lower the speed on Hwy 76 to 35 MPH.
5. ADJOURNMENT  
Motion to adjourn made by Jim Cotter, Jim Ecker second and the meeting was adjourned at 6:30pm.