

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

DATE: Monday, September 26, 2016

TIME: 5:30 PM

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

Agenda

1. CALL TO ORDER

Meeting called to order at 5:32pm.

Present: Ken Zilisch, Greg Kippenhan, Jim Ecker, 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 August 22, 2016.

Andy Peters made a motion to approve the agenda, Leanne Meidam-Wincentsen second, the agenda was approved 7-0.

Andy Peters made a motion to approve the minutes from August 22, 2016, Greg Kippenhan second, the minutes were approved 6-0, Ken Zilisch abstain.

3. NEW BUSINESS

a. Public hearing and possible approval of Greenville Enterprises LLC, Certified Survey Map, N1723 Hyacinth Lane, 110239101.

The existing pond was built to hold all the stormwater for both lots. Mark Strobel would like a drainage easement shown on the CSM. The Planning Commission will require that information on the CSM when it goes to the Town Board. Leanne Meidam-Wincentsen made a motion to close the public hearing, Jim Cotter second and it was closed at 5:36pm.

Jim Ecker made a motion to approve the CSM contingent on the drainage easements being shown for the Town Board as well as pond access, Leanne Meidam-Wincentsen second, the CSM was approved with conditions 7-0.

b. Review of Fox Highland's 32-unit residential condominium concept plan on lot 27.

A citizen participation meeting was held for this project on September 13, 2016. JSD wanted to note that the footprint of the proposed duplexes are the same, with the ability to have different layouts depending on the customer's wants. The exteriors will be similar but not the same, there will be 3-4 different colors available. They will be working with the natural topography of the land by stepping the houses up or down with the landscape. They are hoping to work at a rate of 1-1.5 years per phase. They are estimating the buildings will be about 20 feet apart.

Dave Tebo would like them to look at the placement of the driveways off of the private drive on the East end, he feels they may be too close to North Ridge Trail. The pond is within the airport zone, so it will be a dry pond. Leanne Meidam-Wincentsen would like JSD to check to see what their bylaws say on length of parking in the lots, make sure the spaces can't be used for permanent parking and parking of toys (i.e boats, trailers etc.). Jack Anderson noted that the road names did not match, JSD needs to correct that.

- c. Minor change to Special Use Permit, Joe Johnson, N1873 Greenville Dr., 110031509.

This is a downgrade from the previous special use permit which allowed Mr. Johnson to sell and fix motorcycles and parts from that garage. He no longer wants to work on and sell motorcycle parts, he wants to only rent out the garage for storage. He is also in the process of building a new garage behind the current one. Greg Kippenhan made a motion to amend the special use permit to allow for indoor storage only to be allowed, Jim Ecker second, the special use permit amendment is approved 7-0.

- d. Discuss special use permit approval history and strategy for review.

The Planning Commission would like to review approximately 5 previously approved special use permits each month. Jim Ecker would like to see a letter go out to everyone who was approved along with a form that would be sent back to us with the information needed to proceed in the review process. The review process will begin at the November meeting with organization and research done prior to the meeting.

- e. Brief presentation on Town growth and development.

On Wednesday, September 28th, Dave Tebo will be giving a presentation on our AEA plans to the Winnebago County Planning Commissioners. Dave presented to the Planning Commission a GIS map showing how the Town of Greenville has progressed since 1990.

4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE

A resolution was passed by the Town Board on September 12, 2016 for the speed limit on Hwy 76 from Hwy 96 to Hwy 15 to be decreased to 35 MPH. The DOT has received the resolution and is currently researching the area, they should get back to us by the end of the year with their findings and result.

5. ADJOURNMENT

Jim Cotter made a motion to adjourn, Leanne Meidam-Wincentsen second and the meeting was adjourned at 6:24pm.