



MEETING SUMMARY

Town of Greenville Comprehensive Plan Steering Committee Meeting #8 5:30 PM—July 15, 2008 Meeting Summary

Members Present: Andy Peters, Steve Nagy, Leanne Meidam Wincentsen, John Lemon, Dave Jannusch, Zach Juadis, Randy Leiker, Steve Kolar, Dave Tebo

Alternate Members Present: John Julius

Others/Staff Present: Eric Fowle & Kara Homan (East Central RPC), Dave Johnson (Outagamie County Planning Department), Dave Cyr.

The meeting began at 5:37 p.m. at the Greenville Town Hall. Mr. Fowle and Ms. Homan of East Central began the meeting by introducing themselves, and asked those present to do so as well (Item I). Ms. Homan then asked the committee if they saw any changes that needed to be made to the Meeting #7 summary (Item II). The meeting summary was approved with no changes.

East Central Staff proceeded by distributing the updated goals, strategies and recommendations (Item III), along with the Future Land Use Map (Item IV). Updates were made based on comments from the previous Steering Committee meeting, and additions added by ECWRPC staff to ensure “smart growth” compliance.

A general discussion regarding property rights ensued. Mr. Fowle stated that, in land use planning and decision making, you have to acknowledge property rights while still protecting your neighbor. Mr. Julius commented that PDR and other incentives can be used to overcome property rights issues.

Then, the committee and East Central staff went over the document, item by item. Items on the Future Land Use Map were discussed when applicable. The committee provided a variety of comments on how the document and map could be improved further, including, but not limited to the following:

- Providing more information on how a Tree Increment Financing program would work (*Recommendation 1.3.1*);
- Ensuring that native trees and plants be used; perhaps coordinating with the Wild Ones (under *Strategy 1.3*);
- The statement regarding fullness of existing subdivisions before approving any new residential developments was written too restrictively (delete *Recommendation 3.1.1*).
- Adding a strategy that accounts for the quality of farmland when considering preservation or development (under *Goal 3*);
- Rewording *Recommendation 4.4.3* to soften the statement;
- Add a reference to the Gateway and Heritage overlay districts under *Recommendation 4.4.4*;
- Add language that ensures the GreenPrint plan is consulted for all rural development activities including agricultural uses (under *Recommendation 5.1.1*);

- Add approximately 35% of undeveloped land language in *Recommendation 6.1.2*;
- Specify what the standards in *Recommendation 6.1.4* apply to;
- Generalized *Recommendation 7.1.2*;
- Rewording *Recommendation 7.2.1* to favor alternative stormwater control measures;
- Rewording *Recommendation 7.2.2* to state that the Town should reduce the use of stormwater ponds;
- Adding a box to describe the Yellowstone Trail;
- Correcting the Yellowstone Trail route on the map;
- Adding the BB trail to the map;
- Moving the Hwy 15 Trail to the south;
- Adding language referring to the existing official map of trails (under *Strategy 8.4*);
- Adding a recommendation promoting privately owned recreation trails (under *Strategy 8.4*);
- Moving the trail connecting Lion's Park and Field of Dreams to the north;
- Adding the potential for non-profits, such as churches, to collaborate with the Town in providing park-and-ride services (as part of *Recommendation 8.6.1*)
- Generalizing the statement regarding potential bus routes, to state that service could be provided to the Airport and private businesses, without specifying a route (*Recommendation 8.6.2*); and
- Moving the location of the Tech Park, as it was incorrectly placed on the Miller Electric Property;

Public Comment (Item VI) was received from Mr. Cyr. He asked whether the land use map's depiction of the CB extension was correct. East Central staff indicated that the depiction was hand drawn, and that the "jog" in the road should occur further south on the map.

Ms. Homan then distributed a preliminary list of invitees to the August intergovernmental meeting (Item V). Ms. Homan stated that should any additional parties be added, let her know so they can be mailed a meeting notice and relevant materials. Mr. Tebo asked what the intergovernmental meeting would entail. Mr. Fowle explained that they would be provided with the goals, strategies, recommendation and the future land use map. ECWRPC staff would use these as a talking point between themselves, invitees, and steering committee members.

The next meeting(s) (Item VI) were scheduled for August 19, with a steering committee only meeting at 5:30 p.m., and the Intergovernmental Cooperation Meeting at 6:00 PM. Both will be held at the Town Hall. The meeting adjourned at approximately 8:25 p.m. (Item VII).