



# CITY OF GREENVILLE

*"Danish Festival City"*

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## **GREENVILLE PLANNING COMMISSION**

### **AGENDA**

**6:30 PM**

**January 25, 2018**

- Roll Call
- Approval of Regular and Organizational Minutes:  
January 11, 2018
- Agenda Additions/Deletions
- Audience Comment
- Communications
- Unfinished Business
- Public Hearing:
  - To receive comments on a request to approve a Special Land Use Permit and site plan approval to construct a commercial building with two restaurants each having a drive-up window at 10990 West Carson City Road.
- Old Business: None
- New Business:
  - To discuss amendments to Zoning Ordinance No. 150 regarding Non-Conforming Lots, Corner Lots, and required Parking Lot Setbacks.
- Reports:
  - Ordinance Committee
  - Special Projects Committee
  - Zoning Committee
  - Zoning Board of Appeals
  - Council Liaison - Jeanne Cunliffe
- Comments from Commissioners
- Adjournment

*The mission of the City of Greenville, as a part of the Coalition of Greater Greenville, is to serve through leadership and action, to assure all citizens a collaborative, planned and visionary community.*

**GREENVILLE PLANNING COMMISSION  
ORGANIZATIONAL MEETING MINUTES  
6:30 PM  
January 11, 2018**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 PM.

MEMBERS PRESENT: Reyburn, Ralph, VanderMark, Cunliffe, Corner and Frye

MEMBERS ABSENT: None

OTHERS PRESENT: George Bosanic, City Manager  
Tim Johnson, MainStreet Planning Company

The meeting was called to order by Chairperson Ralph at 6:30 P.M.

The Commission held an election of officers for 2018.

**Commissioner Cunliffe made a motion**, supported by Commissioner Reyburn, to nominate David Ralph as Chairman for the Commission. Motion unanimously carried.

**Commissioner VanderMark made a motion**, supported by Commissioner Frye, to nominate Jack Corner as Vice-Chairman for the Commission. Motion unanimously carried.

**Commissioner Corner made a motion** to establish the Planning Commission meeting dates as the 2nd and 4th Thursday of each month at 6:30 p.m., excluding the 4th Thursdays in November and December as presented. Commissioner Reyburn seconded. Motion unanimously carried.

Commissioner Reyburn resolved to adjourn the meeting at 6:33 p.m. Commissioner Corner supported. Unanimously approved.

Respectfully submitted,  
George Bosanic

**GREENVILLE PLANNING COMMISSION  
REGULAR MEETING MINUTES  
6:30 PM  
January 11, 2018**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 PM.

MEMBERS PRESENT: Reburn, Ralph, VanderMark, Cunliffe, Corner and Frye.

MEMBERS ABSENT: None

OTHERS PRESENT: George Bosanic, City Manager  
Tim Johnson, MainStreet Planning Company

The meeting was called to order by Chairperson Ralph at 6:33 P.M.

**Commissioner Cunliffe made a motion** to approve the amended minutes of the December 14, 2017 meeting as presented. Commissioner VanderMark supported. Unanimously approved.

Citizen Comments: None.

Unfinished Business: None.

Public Hearings:

Chairperson Ralph opened a public hearing to receive comment on a Special Land Use Permit and site plan approval to construct a commercial building with two restaurants each having a drive-up window at 10990 West Carson City Road. Kyle Wilson provided a brief overview of the proposed plan. Tim Johnson presented his report to the commission.

Mayor Hoppough. Hoppough expressed appreciation for the commission's concern for the aesthetics fronting M-57 and Kim Zimmerman, AmericInn Hotel, also indicated appreciation and concern for a favorable façade facing M-57.

Chairperson Ralph closed the public hearing after receiving two comments.

**GREENVILLE PLANNING COMMISSION MINUTES**  
**January 11, 2018**

**Commissioner Frye made a motion** to amend the Zoning Ordinance, item 4.f, for the first meeting in February if possible. Commissioner Corner supported. Unanimously approved.

Commissioner Frye made a motion to adjourn the Public Hearing until January 25, 2018, where Brann will provide proof of the 30' easement from Wal-Mart and provide south color drawing of elevation that is acceptable to the commission. Commissioner VanderMark seconded. Unanimously approved.

New Business:

To consider the adoption of the Motion, Conditions and Findings of Fact for the Bailey Site Plan and Special Use Permit for a Vehicle Sales Business at 600 N. Lafayette.

**Commissioner VanderMark made a motion** to adopt the Motion, Conditions and Findings of Fact for the Bailey Site Plan and Special Use Permit for a Vehicle Sales Business at 600 N. Lafayette. Commissioner Cunliffe seconded. Unanimously approved.

Commissioner Cunliffe resolved to adjourn the meeting at 7:30 p.m. Commissioner Corner supported. Unanimously approved.

Respectfully submitted,  
George Bosanic