

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES
6:30 PM
April 11, 2019**

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

MEMBERS PRESENT: Ralph, VanderMark, Corner, Hoppough, and Frye.

MEMBERS ABSENT: Cunliffe and Miller

OTHERS PRESENT: George Bosanic, City Manager
Doug Hinken, City Engineer
Tim Johnson, MainStreet Planning Company
Cory Smith, Daily News

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

Commissioner Corner made a motion to approve the regular meeting minutes of the March 14, 2019, as presented. Commissioner VanderMark supported. Unanimously approved.

Citizen Comments: None

Old Business: None

Public Hearings:

Chairperson Ralph opened the public hearing at 6:37 p.m. to receive comments on a request from Maplegrove Development, LLC for a major amendment to the Hathaway Green Planned Unit Development (PUD) Zoning District for the Final PUD Site Plan. Lee Vander Meulen representing Maplegrove Development LLC presented the major amendment to the Hathaway Green Planned Unit Development (PUD) Zoning District for the Final Site Plan. Doug Hinken, City Engineer, reviewed the drainage plan for the development with the Planning Commission.

Chairperson Ralph opened the floor for public comments.

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Bart Brown – 322 E. Benton Street – expressed concerns about the mailing list used to invite the public to the public hearing. Expressed concern with Planning Commission members not being familiar with the site. Concerned with the site line proposals, and relationship between the Cook family and Maplegrove Development, and about the demographic target market. He expressed concern with the current layout and vegetative screening between the trail and the development. He expressed concern with the disruption of wildlife and concern for the dog park being proposed and suggested the playground be replaced with an organic garden.

Larry Moss – 920 W. Orange Street – Happy to see the sidewalk up to Meijer Drive but no sidewalk on the east side of Greenville West Drive. Encouraged the development to include.

Linda Weger – 802 E. Baldwin Lake Drive – provided a written statement or list of questions.

Larry Snow – 10297 Leland Drive – Read a prepared written statement.

Ken Gager – 1011 Grosvenor – Concerned about the level of vegetative screening.

Kathy Engle – 10208 Hathaway Drive – Would like to see a road west to Satterlee Road. She would like to know the approximate number of actual people that are going to be living in the development. Also, would like more vegetative screening.

Tim Robinson – 498 Mills Park Street – Concerned about growth and aesthetics of the development and would like to see more planning for the development.

Samantha Robinson – 498 Mills Park Street – Concerned about the mailing list used for inviting the public and has similar concerns raised by Tim Robinson.

Chairperson Ralph closed the public hearing at 8:05 p.m. after receiving public comments.

Commissioner Hoppough made a motion to close the public hearing. Commissioner Vandermark seconded. Unanimously approved.

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New Business:

The commission discussed the elements of the proposed plan.

Commissioner Vandermark made a motion to recommend to the Greenville City Council approval of the major amendment to the Hathaway Green PUD Central Park Phase by Maple Grove Development, LLC as the amendment meets the PUD approval standards of Section 46-164(m) of the Greenville Zoning Ordinance. This approval applies to the following plans as may be amended by this motion:

- The Final PUD site plan set dated 4-01-19 prepared by Progressive AE;
- An Amended Site Plan for the entire Hathaway Green PUD dated March, 2019 prepared by Progressive AE and RJM Design.
- An Amenities Summary for Hathaway Green PUD dated March, 2019 prepared by Progressive AE and RJM Design.
- Building elevation drawings dated 1/2/19 prepared by Progressive AE.

The following conditions are attached to this approval:

1. This amendment increases the maximum number of dwelling units within the Hathaway Green PUD from 541 as was approved by the City Council in 2004 to 604 as illustrated on the approved site plans.
2. The site plans shall be corrected as follows:
 - a. Add three more pole lights to better illuminate the parking area.
 - b. Label the curbs on Sheet C201.
 - c. Note the width of the access lanes on both sides of the boulevard.
 - d. On the Planting Plan Sheet L201:
 - Note the use of the areas with the small dot pattern.
 - Remove some of the trees within the open area east of the playground to allow this area to function as an open play field.
 - Remove the PG trees at the north end of the parking area between Buildings 1 and 2 to provide a more open view of the pond.
 - e. On the Amended Site Plan for Hathaway Green PUD dated March, 2019 and the Amenities Summary for Hathaway Green PUD dated March, 2019 in the Site Development chart, revise the far right column to change the date at the top of the column to April 2019 and revise the density at the bottom of the column to show 604 dwelling units / 159 gross site acres = 3.79 dwelling units /acre.

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3. The final corrected site plans will be signed and dated by the City Zoning Administrator and a copy provided to the applicant. The applicant shall provide a digital version of the approved final site plan to the City before a building permit is issued.
4. The Planning Commission recommends that the City Council accept the applicants offer to donate 3.174 acres of land east of the Fred Meijer Flat River Trail as shown on the approved site plan and \$10,000 to construct a dog park on the donated land.
5. The clubhouse, as illustrated on the site plan, shall be completed by January 31, 2020.
6. The sidewalk within the right of way of South Greenville West Drive as illustrated on the site plan shall be installed by November 30, 2019.
7. Landscaping, as illustrated on the site plan, shall be installed following the completion of each building or as weather permits with all landscaping installed before an occupancy permit is issued for the final building.
8. The limits of grading and tree removal shall be clearly marked in the field and verified by the City Engineer prior to a building permit being issued.
9. The applicant shall construct a wood chip path from Grosvenor Drive to the Scenic Overlook labeled as Item E on the Amenities Summary Plan for Hathaway Green PUD dated March, 2019 prepared by Progressive AE and RJM Design before an occupancy permit is issued for the final building.
10. The Department of Public Safety shall review the plan for proper turning radius for emergency vehicles and fire hydrant locations and revisions made to the site plan as required.
11. The Final PUD site plan is subject to approval by the City Engineer.

Motion seconded by Commissioner Corner. Ayes: 4 (Ralph, VanderMark, Hoppough, and Corner); Nays: 1 (Frye); Absent: 2 (Cunliffe, and Miller).
Motion approved.

Reports: None

Commissioner Corner made a motion to adjourn the meeting at 9:43 p.m. Commissioner Frye supported. Unanimously approved.

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Respectfully submitted,
George Bosanic