

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES
6:30 PM
March 14, 2019**

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

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

MEMBERS ABSENT: None

OTHERS PRESENT: Heather Feazel, Executive Assistant
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 Cunliffe made a motion to approve the regular meeting minutes of the February 14, 2019, as presented. Commissioner VanderMark supported. Unanimously approved.

Citizen Comments: Asked for clarification on when the Planning Commission would be allowing comments on the Hathaway Green PUD Amendment moving forward.

Old Business:

Commissioner Vandermark made a motion to remove from the table the request to amend the current Hathaway PUD for the proposed Maplegrove Preliminary Site Plan review and PUD amendment. Commissioner Corner supported. Unanimously approved.

Jeff Cook from Hathaway Properties reviewed the overall PUD plan and amenities after all the revisions. Lee Vander Meulen, from Progressive A&E, explained that the amended PUD site plan no longer contained the cottages and senior living center projects from previous plan submittals and he compared the proposed Maplegrove site plan to the 2004 PUD site plan. Mr. Vander Meulen also explained the line of sight drawings and other amenities

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of the site plan. He also noted that the revised site plan proposes only 604 dwelling units for the entire Hathaway Green PUD instead of the 641 units presented at the February meeting.

Steve Calverley from Maplegrove Development spoke about the height, length, and density of the proposed apartments and the barrier free apartments. Pete Lazdins from Progressive A&E spoke about the amenities, specifically the Dog Park. Tim Johnson from MainStreet Planning reviewed his report.

Commissioners discussed the revised site plan project and questioned the applicant regarding the proposed park donation to the City. Chairman Ralph reviewed the PUD approval standards, the standards for additional dwelling units and the standards for deviations from the applicable zoning ordinance requirements.

Commissioner Cunliffe made a motion to approve the Preliminary PUD Site Plan dated March 6, 2019 and all accompanying drawings and plans for the Maple Grove Phase as a major amendment to the Hathaway Green PUD with a limit of 604 dwelling units as the project meets the PUD site plan approval standards, the standards for additional dwelling units and the standards for deviation from the zoning ordinance requirements. Commissioner Corner supported. Unanimously approved.

Commissioner VanderMark made a motion to set a public hearing for April 11, 2019 to consider the final Maplegrove PUD Site Plan. Commissioner Hoppough supported. Unanimously approved.

Public Hearings: None

New Business: None

Reports: Mark Wilkins from Eureka Township asked for a City Liaison to attend the township meetings and they would send a representative from the Township to attend the City PC meetings.

Commissioner Corner made a motion to adjourn the meeting at 8:35 p.m. Commissioner Cunliffe supported. Unanimously approved.

Respectfully submitted,
Heather Feazel