

AGENDA FOR THE PLANNING COMMISSION MEETING TO BE HELD AT THE
GREENFIELD CITY HALL IN THE COMMON COUNCIL CHAMBERS, ROOM 100,
ON TUESDAY, MAY 13, 2014, AT **6:30 P.M.**

1. The meeting called to order and roll call.
2. Approval of the April 8, 2014 minutes.
3. Discussion regarding the Common Council meeting held on April 15th & May 6th.
4. Nick Wimmer, Wimmer Communities, 5300 S. 108th Street, Suite 1, Hales Corners 53130 requests a PUD Amendment/Site, Building, Landscaping Review for a revision to the plans approved in 2011 for the Rivershire Clubhouse Addition project at 11215 W. Morgan Ave., Tax Key #563-9995-009
5. Loomis Investments LLC, 4131 W. Loomis Rd., Suite 210, 53221, represented by Daniel Meier, R.A. Smith National, 16745 W. Bluemound Rd., Brookfield 53005 requests a Site Plan amendment at this location (a.k.a. Community Bank site) for the purposes of converting the existing storm water retention pond into an underground detention system so that 36 new parking stalls are created on an overall basis on the easterly side of this parcel, Key #600-1001.
6. Tom Tsopelas, Embers Family Restaurant LLC, 8345 Anna Ave., Wind Lake 53185 requests a Conceptual Project Review to discuss the possibility of splitting their 3.06 acre parcel at 3740 S. 108th Street (a.k.a. Genesis Restaurant). As proposed one lot with the restaurant would be 2.04 acres and the second lot to the northeast would be 1.02 acres, and this potential layout would require a shared parking and cross-access arrangement due to restrictions for direct access to/from Beloit Road for that portion of the parcel. Tax Key #562-9951-006.
7. Review staff recommendations to amend the Zoning Code text to better enable 'green infrastructure' elements to be included in the landscaping and parking areas of proposed developments; also there are some 'house-keeping' text modifications being suggested as well. [[Item held over from the last PC mtg.]]
8. Community Development Manager Report.
9. Adjourn.

A possible quorum of the Common Council may be in attendance at this meeting.

**NOTE: THE PLANNING COMMISSION IS A RECOMMENDING BODY ONLY AND NO WORK
MAY COMMENCE PRIOR TO FINAL COMMON COUNCIL APPROVAL.**

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