

AGENDA FOR THE PLAN COMMISSION MEETING TO BE HELD AT THE GREENFIELD
CITY HALL IN THE COMMON COUNCIL CHAMBERS, ROOM 100,
ON TUESDAY, JULY 14, 2015, AT **6:30 P.M.**

1. The meeting called to order and roll call.
2. Approval of the June 9, 2015 minutes.
3. Discussion regarding the Common Council meeting held on June 16th.
4. Discussion/decision on staff request to initiate the Special Use revocation process for 4691 S. 27th Street (i.e. Supreme Gas & Food) in accordance with Zoning Code section 21.04.0700(J) – Review of Special Use Permits; Tax Key #599-8888. Agenda and staff notes sent to the property owner – Tajinder Singh, 3401 E. Debbie Dr., Oak Creek 53154. *[[Held over from June PC.]]*
5. Andy Khullar, 4710 LLC, 8200 W. Brown Deer Road, #301, Milwaukee 53223 represented by Matt Clementi, Senior Project Manager, Stantec, 12075 Corporate Parkway, Suite 200, Mequon 53092-2649, requests a Site/Building/Landscaping Review in order to install compressed natural gas (CNG) vehicle fueling equipment at 4710 S. 108th Street; the CNG proposal would involve the addition of one new fuel dispenser; all remaining gasoline dispensers and convenience store operation would remain the same. Tax Key #613-8995. *[[Site/Building/Landscaping aspect held over from the May & June PC; Special Use public hearing to occur at July 21st Council mtg.]]*
6. Richard Nowak, 1032 Winnsboro Drive, The Villages, FL 32162, represented by Rick Hillman, Interline Surveying, 2059 Hwy. 175, Suite A, Richfield 53076 requests a Certified Survey Map for a proposed lot split of a 6 acre parcel at 4671 S. 35th Street to create three single-family lots, Tax Key #621-9996. *[[Held over from June PC.]]*
7. James Ostrowski, Meijer Stores Limited Partnership, 855 S. Randal Road, St. Charles, IL 60174, represented by Paul Phillips, Greenberg Farrow, 1050 S. Grider Street, Appleton 54914 requests a Certified Survey Map to combine their two lots into a single parcel as one of the conditions of earlier project approval to construct the grocery/general merchandise structure with a attached garden center, and a separate gas/convenience building at the former Mt. Carmel site, 5700 W. Layton Avenue. Tax Key #602-9947-003 & 602-9945-001.
8. Zaher Abdulhussein, 521 Southtowne Place, Apt. N-201, South Milwaukee 53172 requests a Special Use Review as the prospective new property owner and operator of Southwest Auto Repair at 5049 W. Loomis Rd., 53220. Tax Key #647-9973.
9. Carrabba's Italian Grill, 4765 S. 76th Street 53220, represented by Michael DeVere, Michael DeVere Studio 10 pllc, 111 Overhill Drive, Tryon NC, 28782 requests a Site & Building Review for exterior change at this location; Tax Key #616-8995.
10. Review staff recommendations regarding ZC text changes to have three Permitted Use categories become designated as Special Uses: Coin Operated Laundries, Fitness Centers, & Other Personal Care Services.

(OVER)

11. Community Development Manager Report:

- Review and consider re-approval of the Site/Building/Landscaping Review approval done in May for Chou's Martial Arts School building at 8550 W. Forest Home Ave. due to the following changes:
 - Building size is being reduced from 7,200 s.f. to 5,300 s.f.
 - Parking lot is also being reduced from 38 stalls to 28 stalls.
 - Reduced building size allows for one tenant instead of two tenants
 - Building exterior materials remain the same. Tax Key #615-9989.

12. 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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