

**MINUTES OF THE JOINT PLAN COMMISSION AND COMMON COUNCIL MEETING ON
TUESDAY, DECEMBER 15, 2020**

HELD VIA ZOOM MEETING

*NOTICE: Pursuant to the current recommendation of the
Centers for Disease Control and Prevention:*

*Limiting the size of public gatherings and the various federal and state orders implementing that
recommendation, and to help protect our community from the Coronavirus (COVID-19)
pandemic, this meeting was held virtually through the Zoom platform with each member
accessing the meeting remotely as detailed below.*

https://zoom.us/webinar/register/WN_8aPBscCDTkmxO09mVfd6IA

A. The meeting was called to order at 7:10 p.m. by Mayor Michael Neitzke

ROLL CALL:	Mayor Michael Neitzke	Present
	Ald. Karl Kastner	Present
	Mr. Brian Weis	Present
	Ms. Christine Hallen	Present
	Mr. Steve Rogers	Present
	Mr. Don Carlson	Present
	Mr. David Schilz	Present
	Mr. Robert Krenz (alt.)	Excused
	Mr. Michael Braswell (alt.)	Present

ALSO PRESENT: Ald. Saryan, Ald. Bailey, Ald. Akers, Ald. Collins, Kristi Porter –
Community Development Manager

B. Public Hearing on the City of Greenfield Comprehensive Plan Update

1. Approve the Resolution to adopt the City of Greenfield Comprehensive Plan Update

Ms. Porter gave a presentation on the procedures of the joint PC and CC meeting and explained the purpose of a Comprehensive Plan. The last time the City of Greenfield adopted a Comprehensive Plan was in 2008. An update is required every 10 years and helps guide local-decision making, and the PC and CC were meeting this evening to consider adoption of an Updated Plan.

Jackie Mich from Vandewalle & Associates Inc. gave a presentation on the proposed plan. The presentation focused on the Plan's Land Use Map and Special Interest Areas, including Spring Mall, Loomis Crossing, the former Target site, and the former Sears Auto. Ms. Mich suggested how the Powerline Trail could become an east-west connection for Greenfield residents to hook up with the Oak Leaf Trail. She said that

Spring Mall has potential for mixed use development, particularly offices because of access to the freeway. Ms. Mich stated that Loomis Crossing has opportunity to bring the community together through the recreational use of the Turf Skatepark, and could include hotel, retail, dining, and multifamily possibilities. She said that the former Target site on 27th Street has potential for redevelopment such as a grocery store or in the future a redevelopment that serves the community. Regarding the former Sears Auto site, Ms. Mich recommends new residential, dining, entertainment or destination use compatible with “experience” uses currently offered at Southridge mall.

Mayor Neitzke stated that the City of Greenfield received grant dollars for the Powerline Trail with development to begin in 2021-22. He spoke about four special interest sites with Spring Mall as the biggest concern. He mentioned that Festival Foods has already been approved for the Target site and work should begin in the near future.

Motion by Mr. Weis, seconded by Mr. Rogers, to approve the Resolution to adopt the City of Greenfield Comprehensive Plan Update. The motion passed with Mr. Braswell, Mr. Schilz, Mr. Carlson, Mr. Weis, Mr. Rogers and Ms. Hallen voting yes. Mayor Neitzke and Ald. Kastner abstained.

3. Adjournment.

Motion by Mayor Neitzke, seconded by Mr. Weis, to adjourn the meeting at 7:45 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

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