



PLAN COMMISSION AGENDA
Tuesday, September 17, 2019 - 6:00 pm
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – September 3, 2019 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Neighborhood Information Meeting #1** – Conditional Use Permit (CUP-15-19) requested by Michael S. Berg and Allison E. Berg, 5145 W. Century Farm Boulevard to allow grading and filling within the Shoreland Zoning District. **Action:** Hear testimony/close meeting.
8. **Conditional Use Permit (CUP-15-19)** – Request by Michael S. Berg and Allison E. Berg, 5145 W. Century Farm Boulevard to allow grading and filling within the Shoreland Zoning District. **Action:** Recommend approval/denial of CUP-15-19. (TOWN BOARD ACTION 10/1/2019)
9. **Public Hearing #1** – Special Exception Permit (SE-13-19) requested by Guggenheim Development Services LLC, dba Jiffy Lube, 3203 W. College Avenue, for operation of an automotive service business. **Action:** Hear testimony/close hearing.
10. **Special Exception Permit (SE-13-19)** – Request by Guggenheim Development Services LLC, dba Jiffy Lube, 3203 W. College Avenue, for operation of an automotive service business. **Action:** Recommend approval/denial of SE-13-19. (TOWN BOARD ACTION 10/1/2019)
11. **Site Plan (SP-19-19)** – Request by Guggenheim Development Services LLC, dba Jiffy Lube, 3203 W. College Avenue, for construction of a new commercial building and associated site improvements. **Action:** Approve/deny SP-19-19.
12. **Public Hearing #2** – Special Exception Permit (SE-14-19) requested by Fore Dreams LLC, dba Culver's, 850 W. Evergreen Drive, for operation of an electronic message center sign. **Action:** Hear testimony/close hearing.
13. **Special Exception Permit (SE-14-19)** – Request by Fore Dreams LLC, dba Culver's, 850 W. Evergreen Drive, for operation of an electronic message center sign. **Action:** Recommend approval/denial of SE-14-19. (TOWN BOARD ACTION 9/17/2019)
14. **Site Plan Amendment (SPA1-22-18)** – Request by Fore Dreams LLC, dba Culver's, 850 W. Evergreen Drive, for installation of a monument sign, including an electronic message center. **Action:** Approve/deny SPA1-22-18.
15. **Special Exception Amendment (SEA2-24-17)** – Request by Greene Development Appleton, LLC, 3810 W. Wisconsin Avenue, for approval of Amendment No. 2 to the Greene Development PUD, updating site development plans and site signage plans. **Action:** Recommend approval/denial of SEA2-24-17. (TOWN BOARD ACTION 10/1/2019)

16. **Public Hearing #3** – Special Exception (SE-15-19) requested by Greene Development Appleton, LLC, 3850 W. Wisconsin Avenue, to allow a sign with a size and height bonus as permitted in Ch. 535-59 and Ch. 535-108 of the Town of Grand Chute Municipal Code. **Action:** Hear testimony/close hearing.
17. **Special Exception Permit (SE-15-19)** – Request by Greene Development Appleton, LLC, 3850 W. Wisconsin Avenue, to allow a sign with a size and height bonus as permitted in Ch. 535-59 and Ch. 535-108 of the Town of Grand Chute Municipal Code. **Action:** Recommend approval/denial of SE-15-19. (TOWN BOARD ACTION 10/1/2019)
18. **Site Plan Amendment (SPA1-10-19)** – Request by Greene Development Appleton, LLC, 3850 W. Wisconsin Avenue, for installation of a pylon sign. **Action:** Approve/deny SPA1-10-19.
19. **Public Hearing #4** – Special Exception Permit (SE-16-19) requested by Casey’s Marketing Company, dba Casey’s General Store, 100 W. Northland Avenue, for operation of an automotive fueling station and convenience store. **Action:** Hear testimony/close hearing.
20. **Special Exception Permit (SE-16-19)** - Request by Casey’s Marketing Company, dba Casey’s General Store, 100 W. Northland Avenue, for operation of an automotive fueling station and convenience store. **Action:** Recommend approval/denial of SE-16-19. (TOWN BOARD ACTION 10/1/2019)
21. **Site Plan (SP-21-19)** – Request by Casey’s Marketing Company, dba Casey’s General Store, 100 W. Northland Avenue, for construction of an automotive fueling station, convenience store, and associated site improvements. **Action:** Approve/deny SP-21-19.
22. **Site Plan (SP-20-19)** – Request by Griffin Builders, Inc., 704 N. Perkins Street, for construction of a commercial storage building and associated site improvements. **Action:** Approve/deny SP-20-19.
23. **Site Plan Amendment (SPA1-03-08)** – Request by Community Blood Center, Inc., dba The Community Blood Center, 4406 W. Spencer Street, for construction of cooler/freezer building additions and associated site improvements. **Action:** Approve/deny SPA1-03-08.
24. **Site Plan Amendment (SPA3-04-17)** – Request by Waldoch Properties LLC, dba Waldoch Properties, 600 N. Mayflower Drive, for installation of a monument sign. **Action:** Approve/deny SPA3-04-17.
25. **Certified Survey Map (CSM-17-19)** – Request by Outagamie County for approval of a two-lot CSM with roadway dedication at property located in the 2200 & 2300 blocks of N. Lynndale Drive. **Action:** Recommend approval/denial of CSM-17-19. (TOWN BOARD ACTION 10/1/2019)
26. Adjournment.

Public Notice: Agendas are posted in the following locations: Town Hall bulletin boards & Town website www.grandchute.net 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk’s Office at (920-832-5644) with at least 24-hour notice.

Notice of Possible Quorum: A quorum of the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.
