



City of Greenfield
7738 Commerce Circle
Planning Commission Regular Meeting Agenda
May 14, 2024
7:00 p.m.

1. Call Meeting to Order

Chair Perry called the meeting to order at 7:00 pm

2. Pledge of Allegiance

The pledge was recited.

3. Roll Call

Commissioners present: Alholinna, Jeska, Jones, and Perry

Commissioners absent: Kohnen

City Staff Present: City Planner Brad Scheib and Zoning Administrator Daniel Van Holland

4. Approval of Agenda

MOTION to approve by Jones to approve the agenda as presented, seconded by Jeska. All present voted in favor. Motion carried 4-0.

5. Approval of Minutes of the March 12, 2024, Planning Commission Meeting

MOTION to approve by Alholinna, seconded by Jeska. All present voted in favor. Motion carried 4-0

6. Approval of Minutes of the April 9, 2024, Planning Commission Meeting.

MOTION to approve by Jones, with amendments to correct the closing time of the public hearing for item 6 from 4:48 to 7:48 and to remove Perry and Kohnen from the "Commissioners Present" line, seconded by Alholinna. All present voted in favor. Motion carried 4-0.

7. Approval of an Extension to an Interim Use Permit for 6485 Lake Sarah Heights Drive

Van Holland presented the request and staff report to the Commission. Applicant Matthew Heck was in attendance. Commissioner Alholinna expressed concern with setting a precedent but acknowledged the progress on the building. Commissioner Jones expressed concerns regarding the primary structure's completion time. She inquired if the estimated start time is next spring. Applicant Heck confirmed. Heck further explained he was building the accessory structure himself and will hire a general contractor for the primary structure. Commissioner Jeska stated the industry has changed and timeframes are harder to ensure.

MOTION to recommend approval of the extension to July 30, 2024, by Jeska, seconded by Jones. All present voted in favor. Motion carried 4-0.

8. Topic Updates: ADUs and Commerce District Study

Scheib provided an update on the City's research into allowing Accessory Dwelling Units and the proposed guiding policy. Jones asked if vacant lots were part of the density analysis. Scheib confirmed that they were. Scheib updated the Commission on the Council's desire to place this project on hold until the current legislative session has ended, pending current bills that could impact the rollout.



Scheib provided an update to the Commission regarding a long-range planning effort for the Commerce District. Jones stated that this project was very important for the City. Jeska inquired about the potential cost. Scheib provided rough estimates for the prospective road and lot cleanup.

No action was taken regarding either topic.

9. **Adjourn**

MOTION to adjourn by Alholinna, seconded by Jeska. All present voted in favor. Motion carried 4-0. The meeting was adjourned at 7:59 p.m.

Attest: Daniel Van Holland, Zoning Administrator

Chair Brek Perry