



City of Green

Central Administration
Building
1755 Town Park Blvd.

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 20, 2021

6:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Roll Call

IV. Business Items

21-38 E. Turkeyfoot Lake Road Signage

(A. Haddad, Ellet Sign Co.)

Location: 1440 E. Turkeyfoot Lake Road

Signage Review

Zoning: I-1

Attachments: [21-38 1440 E. Turkeyfoot Lake Road ID Sign PZC Staff Report](#)
[21-38 1440 E. Turkeyfoot Lake Road ID Sign plans](#)
[21-38 1440 E. Turkeyfoot Lake Road ID Sign plant renderings](#)

21-49 Replat of Greensburg Heights Allotment

(J. Tricaso, Property Owner)

Location: 4497 Honeymoon Drive

Subdivision Replat

Zoning: R-1

Attachments: [21-49 Greensburg Heights Replat #2 PZC Staff Report](#)
[21-49 Greensburg Heights Replat #2 plans](#)
[21-49 Greensburg Heights Replat #2 aerial](#)

21-48 Perfect Balance Building Addition

(K. Noble, Forestwood Development)

Location: 30 Forest Mill Lane

Site Plan Review

Zoning: B-1

Attachments: [21-48 Perfect Balance Building Addition PZC Staff Report](#)
[21-48 Perfect Balance Building Addition plans](#)

21-52 Union Square

(R. DeHoff, Union Square Investments, LTD)

Location: Town Park Blvd. Extension to Wise Road

Preliminary Plan Review - 2 Lots

Zoning: PD

Attachments: [21-52 Union Square Preliminary Plan PZC Staff Report](#)
[21-52 Union Square Preliminary Plan](#)

21-53 Union Square Phase I

(R. DeHoff, Union Square Investments, LTD)

Location: Town Park Blvd.

Final Plat Review - 2 Lots

Zoning: PD

Attachments: [21-53 Union Square Phase I PZC Staff Report](#)
[21-53 Union Square Phase I Plat plans](#)

21-35 Project Northstar

(J. Trott, VOCON)

Location: Union Square/Town Park Blvd.

Final Site Plan Review

Zoning: PD

Attachments: [21-35 Project North Star plans](#)
[21-35 Project North Star elevations](#)

21-50 Stoney Creek Estates - Remaining Lands

(M. Holz, Frontier Land Group)

Location: Timbercreek Circle/Fox Ridge Drive

Preliminary Plan Review - 60 Lots

Zoning: R-1

Attachments: [21-50 Stoney Creek Estates - Remaining Lands #2 PZC Staff Report](#)
[21-50 Stoney Creek Estates Remaining Lands plans](#)

21-51 Pulte Planned Development

(J. O'Connor, Pulte Group)

Location: 1265 Boettler Road

Conceptual Site Plan Review and

Rezoning Request: 79 Acres R-1 to PD

Attachments: [21-51 Pulte PD Concept Plan PZC Staff Report](#)
[21-51 Pulte PD Concept Plan](#)

V. Unfinished Business

VI. Approval of Minutes

Approval of the September 15, 2021 Meeting Minutes

VII. Director's Report

VIII. Council Liaison Report

IX. Adjournment