



City of Green

Central Administration
Building
1755 Town Park Blvd.

Meeting Minutes Summary

Planning and Zoning Commission

Wednesday, September 17, 2025

6:00 PM

Council Chambers

I. Call To Order

The meeting was called to order at 6:00 pm by Commissioner Anderson.

II. Pledge of Allegiance

III. Roll Call

Also present:

Wayne Wiethe, Director of Planning

Mindy Lawrence, Secretary

Jack Pickett, Student Representative

Chris Zhao, Student Representative

Clark DeVitis, Council Liaison

Present 4 - Commissioner Nora Anderson, Commissioner Mike Burch, Commissioner Tim Bishman, and Commissioner Maria Thrasher

Absent 2 - Commissioner Cristy Ludrosky, and Commissioner Jeananne Chadsey

IV. Business Items

25-35 Brenneman Group

(J. Elsey, GBC Group)

Location: 4228 Town Crossing

Site Plan Review

Zoning: B-2

Attachments: [25-35 Brenneman Group PZC Staff Report](#)

[25-35 Brenneman Group site plan](#)

[25-35 Brenneman Group landscape plan](#)

[25-35 Brenneman Group elevations](#)

[25-35 Brenneman Group rendering](#)

[25-35 Brenneman Group Aerial Map](#)

The representative for this project was John Elsey with GBC Design. He is there on behalf of Shultz Design and the Brenneman Group, he is doing a design build for a new office building on Town Crossing. They aren't asking for any variances and it is a

4,200 square foot building. He gave an overview of the building location and how everything will be laid out on the property. He also explained the materials the building will be constructed with, the colors and showed a rendering of what the finished product will look like.

Director Wiethe went over the staff report for the Planning Department and gave a brief summary of the project. He mentioned a few things that the Design Review Board would like to see altered with the building that have been addressed. He stated the Planning Department is recommending conditional approval contingent upon the 10' drainage easement be recorded upon approval and the zoning permit be held until that comes back and approval of the proposed freestanding ID sign as submitted.

There was some discussion about the trash enclosure only being enclosed on three sides and possible people sifting through the trash. Mr. Elsey stated that anything medical or biologic will be removed by a service and not thrown in the trash bins. Anything else would just be regular trash. He doesn't feel like there would be anything hazardous in the trash bins.

There was some discussion regarding the utilities on the outside of the building, if there would be double the utilities since there will be more than one tenant. Mr. Elsey stated there will be two furnaces but not separate utilities.

A motion was made to upon approval of the drainage easement the project be approved as submitted including the freestanding ID sign. The motion was seconded. The vote was 4-0; the motion carried.

A motion was made by Commissioner Burch, seconded by Commissioner Bishman, to conditionally approve the project. The motion carried by the following vote:

Aye: 4 - Commissioner Anderson, Commissioner Burch, Commissioner Bishman and Commissioner Thrasher

Absent: 2 - Commissioner Ludrosky and Commissioner Chadsey

V. Unfinished Business

25-25 Spring Hill Villas

(K. Rice, Rice's Landscapes Redefined)

Location: Great Windsor Lane & Southwood Drive

Signage Review

Zoning: PD

Attachments: [25-25 Spring Hill Villas Signage PZC Staff Report](#)

[25-25 Spring Hill Villas Signage plans](#)

[25-25 Spring Hill Villas Signage Aerial Map](#)

The representative for this project was Kevin Rice with Rice Landscapes. He stated the location of the sign and the materials that will be used to construct the sign and the landscaping that will be around it. He also explained the lighting that will be around the sign.

Director Wiethe went over the staff report from the Planning Department and gave a brief summary of the project. He stated the Design Review Board gave favorable recommendation to the Planning and Zoning Commission. The Planning Department would recommend approval of the project as submitted.

There was a brief discussion about the lot that the sign will be located on is not buildable and is considered open space.

A motion was made to approve the sign as submitted subject to the location being staked prior to installation for the setback to be verified. The motion was seconded. The vote was 4-0; the motion carried.

A motion was made by Commissioner Bishman, seconded by Commissioner Thrasher, to approve the project as submitted. The motion carried by the following vote:

Aye: 4 - Commissioner Anderson, Commissioner Burch, Commissioner Bishman and Commissioner Thrasher

Absent: 2 - Commissioner Ludrosky and Commissioner Chadsey

VI. Approval of Minutes

A motion was made to table the meeting minutes until the next regularly scheduled meeting.

Approval of the August 20, 2025 Meeting Minutes

VII. Director's Report

Director Wiethe gave a brief report.

VIII. Council Liaison Report

Council Liaison DeVitis gave a brief report.

IX. Adjournment

The meeting was adjourned at 6:22 pm.

**Once approved by the Planning & Zoning Commission, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall consist of a permanent video recording, in accordance with Green City Council Ordinance 2014-12, adopted on November 25, 2014.

Approved by:

Cristy Ludrosky, Chair

Date

Mindy Lawrence, Secretary

Date