VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES

DATE: **Tuesday, August 6, 2019** **LOCATION:** **Village of Thiensville**
250 Elm Street

TIME: **6:00 PM**

I. CALL TO ORDER

Chairman Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	John Cabaniss	Carol Gengler
	Mike Dyer	Ken Kucharski
	Rick Gattoni (excused)	Dan Luedtke
Planner:	Jon Censky	
Administrator:	Colleen Landisch-Hansen	

III. BUSINESS

A. Approval of Minutes
1. July 2, 2019

Commissioner Luedtke indicated that the word "has" should be changed to "have" in paragraph 3 of Section B of the July 2, 2019 minutes.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Cabaniss to approve the July 2, 2019 Minutes with the Correction of Changing the Word "has" to "have" in Paragraph 3 of Section B. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of 144 Square Foot Shed, John Kukla, 313 Riverview Drive

John Kukla, 313 Riverview Drive, presented plans for a 144 square foot shed to be located at the southeast corner of his property. The shed will be located 3 feet from the east property line and 22 feet from the south line, will be of lockside double 3 ½" reveal lap siding, have a 6 food wide overhead door, a brown shingle roof and will be sandstone in color.

Planner Censky indicated that the proposed shed is in full compliance with the dimensional requirements of the code and recommends approval with the condition that a building permit is applied for prior to installation.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve 144 Square Foot Shed, John Kukla, 313 Riverview Drive. **MOTION CARRIED UNANIMOUSLY.**

C. Review and approval of 140 Square Foot Shed, Stephen Bertolas-Jeske, 301 Sunny Lane

Stephen Bertolas-Jeske, 301 Sunny Lane, presented plans for a pre-built 140 square foot salt-box style shed to be located at the southeast corner of his property. The proposed shed will have a gravel pad, be located 5 feet from the east property line and 5 feet from the south line, will be of Roseburg Dura Temp real wood siding, have a wood double door with trim and will be tan in color with a brown steel roof.

Commissioner Gengler likes the doors on the proposed shed.

Planner Censky indicated that this shed is in full compliance with the dimensional requirements of the code and recommends approval with the condition of the applicant securing a building permit prior to installation.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gengler to approve 140 Square Foot Shed, Stephen Bertolas-Jeske, 301 Sunny Lane. **MOTION CARRIED UNANIMOUSLY.**

D. Review and approval of 144 Square Foot Shed, Robert and Jackie Bohn, 501 Crescent Lane

Robert Bohn, 501 Crescent Lane, presented three shed designs due to neighbor concerns. The third proposed shed is prebuilt with a roll-out door and the color will match the home. Planner Censky indicated that these plans fully comply with the code.

Richard Jerzak, 507 Crescent Lane: Mr. Bohn spoke with Mr. Jerzak on July 29th and have not spoken since. The new proposed shed is a different design and style than the plans presented to Mr. Jerzak originally and measures 4 feet less. Mr. Jerzak suggested a shed the size of 8' x 10'. Discussion was held regarding vehicles in the driveway as well as behind the driveway and about another shed on the property. There is also an outdoor screened enclosure on the property. Mr. Jerzak feels that the space is too confined and prefers the second proposed shed and would like to see it closer to the garage and not in the center of the property.

Mark Smith, 614 Park Crest Drive: Mr. Smith indicated that the proposed original location would block their view of the street from their great room and would prefer that the shed be located more in line with the garage. Another concern of Mr. Smith's is the swale on the property.

Chairman Mobley inquired about trailers on properties. Planner Censky indicated that trailers must be placed on a hard surface during summer months. Mr. Censky also reported that per code the maximum shed size allowed is 150 square feet with a maximum of 12 feet high. The newest proposed shed plan is under 150 square feet and under 12 feet high. A deck box is not considered a shed. Planner Censky indicated that there is no reason to deny this proposed shed because it complies with dimensional requirements and with setbacks.

Commissioner Gengler inquired about the swale that was mentioned by Mr. Jerzak. The swale will be verified by the Department of Public Works during the building inspection process.

Commissioner Kucharski inquired if there can be any action taken this evening and believes that deck boxes are a storage unit and supports it being removed. Planner Censky indicated that a deck box is not a shed as it can be picked up and moved and does not require a building permit.

Commissioner Dyer would like to see the shed squared up with the house/garage.

Mr. Bohn has moved the location of the shed per discussions with the neighbors. The shed will be parallel to the garage and 14 feet from the water swale. Mr. Bohn also indicated that it will cost twice as much as originally planned to move the shed. The placement is also based on getting the lawnmower in and out. Mr. and Mrs. Bohn indicated that the boat is in storage and the trailer will be compliant.

Chairman Mobley commented that the Commission can only make requests. The shed fully complies with the code and a homeowner cannot be forced to change plans.

The Building Code requires sheds to be at least 10 feet from the home so the proposed location could be moved 2 feet closer than what is proposed.

Chairman Mobley suggested that Building Inspector Paul Mortimer look at the deck box to determine if it is indeed a structure/shed and to ask Director of Community Services/Public Works Andy LaFond to look at the swale.

MOTION by Commissioner Cabaniss, **SECONDED** by Commissioner Dyer to approve 140 Square Foot Shed, Robert and Jackie Bohn, 501 Crescent Lane.

Ayes: Commissioners Cabaniss, Dyer and Chairman Mobley
Naes: Commissioners Gengler, Kucharski and Luedtke
MOTION NOT CARRIED.

Mr. and Mrs. Bohn will come back to the Commission in September with new plans.

E. Review and approval of a 273 Square Foot Boathouse in Rear Yard, and Pergola, Knuth/Selk, 701 Riverview Road

The applicant is requesting approval of a 273 square foot boathouse that will match the house and will be large enough to fit a boat, a deck and a pergola at 701 Riverview Road.

The boathouse will be located 123 feet from the Milwaukee River as the rear yard is within the floodplain, will be covered with Smart trim and siding, have a 9-foot-wide overhead door, windows, a pedestrian door and will match the home in color.

Planner Censky reported that the boathouse is out of the floodplain and the plans indicate full compliance with the dimensional requirements of the code and recommends approval with the condition that the applicant secures a building permit prior to installation. The proposed deck and pergola also comply. Decks are administratively approved by the Village Planner and do not need Plan Commission approval.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve 273 Square Foot Boathouse in Rear Yard and Pergola, Knuth/Selk, 701 Riverview Road. **MOTION CARRIED UNANIMOUSLY.**

All applicants or their contractors must be present for any approvals.

IV. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

This evening is Commissioner Cabaniss' last meeting as he will be moving. Chairman Mobley and the Commission thanked Commissioner Cabaniss for his years of service to the Village. Sarah Hughes has agreed to serve on the Plan Commission and will be before the Village Board on Monday, August 12, 2019 for approval.

The next Plan Commission meeting will be held on Tuesday, September 3, 2019 at 6:00 PM.

V. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to adjourn the meeting at 6:39 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Amy L. Langlois
Village Clerk

Approved by,

Colleen Landisch-Hansen
Administrator