

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, November 9, 2021

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Chair Mobley called the meeting to order at 6:01 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler (excused)
	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
Planner:	Jon Censky	
Director of Community		
Services/Public Works:	Andy LaFond	

III. CITIZENS TO BE HEARD

Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you **must** pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

There were no citizens present to be heard or correspondence received.

IV. BUSINESS

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

- A.** Approval of Minutes
1. October 12, 2021

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to approve the October 12, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and action regarding New Tenant Sign, Alive & Well Naturally,
Tyler Schuette, Teresa Lopez, 140 South Main Street

Director LaFond noted Mr. Schuette was present for the Historic Preservation meeting just prior to this Plan Commission meeting and was dismissed by the Chair noting this item can be approved without the applicant being present. The tenant is only changing the copy on the face of the projecting sign which is not regulated. Because

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there is a new owner and tenant, insurance for the projecting sign must be filed with the Village Clerk. Planner Censky reported that the wayfinding sign for Alive & Well Naturally complies with Village Code.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to approve New Tenant Sign, Alive & Well Naturally, Tyler Schuette, Teresa Lopez, 140 South Main Street, Required Insurance Certificate To Be Filed with the Village Clerk. **MOTION CARRIED UNANIMOUSLY.**

**C. Review and action regarding Architectural Update to Approved cheel Project,
105 S. Main Street, LLC, Jesse Daily, 105 South Main Street**

Jesse Daily, owner of the cheel, and architect Anna Burns, President of The Brookwater Group, were present. Mr. Daily noted the project has been modified due to increases in the cost of construction materials. Ms. Burns noted the updated building is in the same Victorian style and design as the original design. The size of the building has been reduced, it has been stepped back from Buntrock Avenue, the tower has been stepped back from the corner, and the vision at the corner has been improved.

Commissioner Chimenti noted that all of the previous concerns have been addressed in this new design. The smaller footprint along Buntrock Avenue improves visibility and increases safety. Mr. Daily shared that the reduced size will require 14 fewer parking spaces. Chair Mobley added that Mr. Daily also has addressed parking issues with the purchase of a lot. Commissioner Kucharski also noted that Mr. Daily has secured parking for employees in the Boucher Ford lot.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve Architectural Update to Approved cheel Project, 105 South Main Street, LLC, Jesse Daily, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

**D. Review and action regarding New Single-Family Home, Lot 9, 118 North Orchard
Street, Hillcrest Builders**

Dan Gehrke from Hillcrest Builders was present. The new house located at 118 North Orchard Street will be of varying shades of white and is different from the other homes already constructed on North Orchard Street. Commissioner Kucharski noted that the Village has received a letter about every house being the same color and shape. The initial intention was for the houses to look different from each other. Mr. Gehrke replied that all of the homes are not the same color and there are different architectural features on the homes; some garages are on the right and others are on the left. Mr. Gehrke shared that three lots will remain after this home is built.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve New Single-Family Home, Lot 9, 118 North Orchard Street, Hillcrest Builders. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

Director LaFond reported that staff continues to work on several ongoing issues. When letters are mailed to property owners, some owners address the issue immediately while others do not respond. In those cases, the Village must follow due process. Current issues involve a fence, a junked vehicle that was taken care of and wayfinding signs on the sidewalk. Another property owner is working to expand their driveway to accommodate cars that had been parked on the grass.

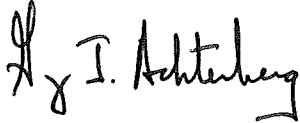
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Commissioner Gattoni inquired about the status of a proposed ordinance regulating the parking of commercial vehicles in residential areas. Director LaFond noted that the ordinance will be before the Board in November. If approved, enforcement will begin by educating property owners about the new ordinance.

VI. ADJOURNMENT

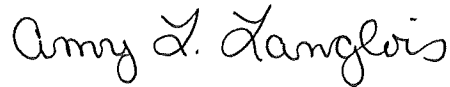
MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the Meeting at 6:22 PM.
MOTION CARRIED UNANIMOUSLY.

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer