



VILLAGE OF THIENSVILLE  
Plan Commission  
MINUTES

DATE: Tuesday, January 10, 2023

LOCATION: 250 Elm Street, Thiensville, WI

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:  | DOUGLAS CHIMENTI |
|                 | MIKE DYER        |
|                 | RICK GATTONI     |
|                 | CAROL GENGLER    |
|                 | JEFF HERSHBERGER |
|                 | KEN KUCHARSKI    |
| PLANNER:        | JON CENSKY       |
| DIRECTOR OF     | ANDY LAFOND      |
| COMMUNITY       |                  |
| SERVICES/PUBLIC |                  |
| WORKS:          |                  |

## **III. CITIZENS TO BE HEARD**

A. 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](mailto: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 was no communication received or citizens present to be heard.

## **IV. BUSINESS**

A. Approval of Minutes

1. December 13, 2022 (att)

**MOTION** by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to approve the December 13, 2022 Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Monument Sign Plan Approval, Thiensville-Mequon Small Animal Clinic, 425 North Main Street (att)

Planner Censky noted the sign plan complies with Village Code.

**MOTION** by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve Monument Sign Plan, Thiensville-Mequon Small Animal Clinic, 425 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Sign Plan Approval, Borland Properties LLC, 153 North Main Street (att)

Borland Properties, 153 North Main Street, proposes replacing the panels in the existing sign of the former PNC Bank with signage for State Farm Insurance. Planner Censky noted the application fully complies with Village Code.

**MOTION** by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Sign Plan, Borland Properties LLC, 153 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Gazebo, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road (att)

Jesse Daily, owner of Daily Taco + Cantina, 105 West Freistadt Road, presented plans for a gazebo. The structure will be heated in winter and the walls can be removed during warmer weather. The footprint will be 20'x12', which is smaller than the 20'x20' tent now on the property. Mr. Daily would like to install the gazebo by May 1, 2023.

Chairman Mobley asked how this project relates to the Zoning Board of Appeals matter related to the tent. Director LaFond noted the Plan Commission takes up applications for structures that are allowed in the Village that are complete and submitted in a timely manner. There is a provision to withhold a permit if there are unpaid taxes or overdue fines, unless the fines are being appealed. There is a pending appeal related to the tent. It is appropriate to take up this application prior to resolution of the appeal.

Mr. Daily would like the gazebo to remain in place year-round. Director LaFond noted a structure of this type is regarded as permanent and will be subject to obtaining a building permit and inspection. There are property tax implications. The property owner has consented to Mr.

Daily regarding the project. Chairman Mobley believes a better location for the gazebo would be inside the existing fenced-in area. Mr. Daily believes it is more appropriate in the location where the tent is now located.

Planner Censky noted this is considered an accessory structure which requires a primary structure on the parcel. Director LaFond noted the proposal increases the amount of total outdoor dining but does not have a significant effect on parking or the need for rest rooms.

**MOTION** by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve Permanent Accessory Structure on the Site Proposed Subject to Building Inspection and Fire Department Review, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road.

**Ayes:** Commissioners Chimenti, Dyer, Gattoni, Gengler, Hershberger and Chairman Mobley

**Naes:** None

**Abstain:** Commissioner Kucharski

**MOTION CARRIED.**

E. Review and recommendation to the Village Board to Amend the Sign Code to Regulate Feather and Flag Banners (att)

Director LaFond noted options for regulating feather banners have been discussed previously by the Plan Commission. The topic has also been discussed by the Village Board.

Commissioner Chimenti prefers the proposal that requires a business logo on the feather banner. Commissioner Dyer noted the costs of a banner are significantly more for custom banners. Commissioner Gattoni is opposed to feather banners because they become faded and tattered. Commissioner Kucharski believes feather banners should be allowed with some restrictions. Commissioner Gengler asked about provisions for banners used temporarily for special events. Chairman Mobley noted that the rules need to be clear and easy to enforce.

Director LaFond added the Village could require an annual permit for feather banners so if there are repeated violations the permit would not be renewed. Banners would be allowed 24 hours in advance until the end of special events by permit. Commissioner Gattoni suggested the changes to the Sign Code cover sandwich board signs and feather banners.

Commissioner Chimenti proposed limiting feather banners and sandwich board signs to areas zoned Business with an annual permit. Display is limited to business hours. Special events would require a permit and are restricted to 24 hours in advance until the end of the event. Feather banners and sandwich boards must include the business logo. Director LaFond will have a new draft for the Plan Commission to review at the next meeting.

## **V. STAFF REPORT**

A. Staff Report (att)

Director LaFond noted there were small revisions to the previously approved landscape plan for the Thiensville-Mequon Small Animal Clinic, 425 North Main Street, that were related to the sign plan approved earlier in the meeting. The landscaping changes were approved by staff.

Staff is pursuing property maintenance issues and an unlicensed motorcycle at 510 Green Bay Road. Police also spoke with the resident at 323 Heidel Road regarding a large amount of garbage outside. Police contacted property owners at 201 North Main Street and 207 South Main Street about snow left on the sidewalk on December 27, 2022. In both cases, the snow was removed. The Zoning Board of Appeals denied an appeal related to placement of a shed at 202 Woodside Lane. A certified letter was sent to the owner of Daily Taco + Cantina by the Zoning Administrator to start enforcement action after the Plan Commission denied an extension for the temporary tent on the property. The business has been granted a stay until resolution of an appeal to the Zoning Board of Appeals.

## **VI. ADJOURNMENT**

**MOTION** by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the meeting at 7:18 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg  
Administrative Assistant

Signed by,

Amy L. Langlois  
Village Clerk/Deputy Treasurer