



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, March 21, 2023

LOCATION: 250 Elm Street, Thiensville, WI
PUBLIC HEARING

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 (EXCUSED)
	RICK GATTONI (EXCUSED)
	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 clandisch@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. PUBLIC HEARING - THE APPLICANT, QUARRY DEVELOPMENT LLC, 601 NORTH

MAIN STREET, WILLIAM CONLEY, IS SEEKING A CONDITIONAL USE PERMIT FOR A TEMPORARY LUMBER YARD OPERATION AT 601 NORTH MAIN STREET

A. Motion To Open Public Hearing

1. Applications and reports related to this public hearing can be found under V. Business items B. and C. in this agenda.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to open public hearing. **MOTION CARRIED UNANIMOUSLY.**

B. Director Of Community Services/Public Works Andy LaFond To Read And Explain Notice

Director LaFond read the Notice of Public Hearing related to an application for a Conditional Use Permit application from Quarry Development, LLC, 601 N. Main Street, for temporary use as a lumberyard and sawmill. Notice was mailed to the 68 property owners within 300 feet of the property lines. A legal notice was published in the News Graphic on March 7, 2023 and March 14, 2023. The notice was posted on the community bulletin boards at Village Hall and the Thiensville Post Office.

C. Comments From Anyone Present Requesting To Be Heard

Una Hull-Smith, 609 North Main Street, lives nearby. Much of the concern that has been voiced is unwarranted. The property owner's application should be approved. Ms. Hull-Smith has discussed Mr. Conley's plans with him. It is a temporary use.

Kathy Kirst, 608 Laurel Lake Road Unit 3, has concerns about the plans. It is unclear what the operation will entail and how long it will continue. Ms. Kirst has concerns about noise, dust and hours of operation. Ms. Kirst is neutral, but wants to know more about the plans.

Bill Conley, the property owner, noted that information disseminated over the past few days includes innuendos, exaggerations and untruths. Mr. Conley is building a historic timber-frame building in Cedarburg. Plans call for milling, sawing and carving the wood for the project on his property at 601 North Main Street. The saw slides on a track and is the size of a zero-turn lawnmower. Mr. Conley and his partners want to be responsive and decent neighbors.

Ms. Kirst noted that, based on Mr. Conley's presentation, there is no objection to the project.

Steve Pohle, 621 North Main Street, lives adjacent to the property. Mr. Conley has always been a good neighbor and has kept his word. The application should be approved.

Andrew Ticcioni, 105 Kieker Road, applauded the project and voiced support for its approval.

D. Director Of Community Services/Public Works Andy LaFond To Read Any Correspondence Received Related To The Request

Director LaFond noted one letter and three emails were received.

Bonnie, Ray and Amanda Heintskill, 307 Bel Aire Drive, asked in a letter why residents were not notified in a timely manner. Concerns include noise, vibration, heavy trucks causing street damage, disturbance to residents and sawdust.

Laura Debbink voiced concern in an email about noise, traffic and dust.

Kathleen Regan, 157 Linden Lane Unit 5, voiced concern in an email about truck damage to roads, noise, vibrations and interference with other events in the Village.

John Cerk, 619 North Main Street, is concerned about noise and sawdust and opposes a sawmill at the site.

E. Motion To Close Public Hearing

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to close the Public Hearing. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Approval of Minutes

1. January 10, 2023 (att)

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve the January 10, 2023 Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and Action regarding making a determination pursuant to Zoning Code 17.0204(D) that sawmills and lumberyards are similar in character (att)

Director LaFond noted that Commissioners received a map of the area. The property and surrounding properties on North Main Street are zoned B-4 Highway District. Village Code allows lumberyards and a conditional use in the B-4 district. Planner Censky noted Commissioners are being asked to determine if a sawmill is similar to a lumberyard. Planner Censky's opinion is a lumberyard and sawmill are interchangeable. Trustee Kucharski noted that concerns raised by residents have been addressed. Trustee Kucharski voiced support as a temporary conditional use and added there should be a specific end date specified. Planner Censky noted the conditional use permit would be valid from the date of approval through August 21, 2023. The site must be returned to its former condition. Hours of allowed operation are 8:00 AM to 5:30 PM, Monday through Friday.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Kucharski to make a determination pursuant to Zoning Code 17.0204(D) that sawmills and lumberyards are similar in character. **MOTION CARRIED UNANIMOUSLY.**

C. Review and Action regarding Conditional Use Application, Quarry Development LLC, 601 North Main Street, William Conley For a Temporary Lumberyard Operation (att)

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Kucharski to approve Conditional Use Application, Quarry Development LLC, 601 North Main Street, William Conley, for a Temporary Lumberyard Operation. **MOTION CARRIED UNANIMOUSLY.**

D. Review and Action regarding Gazebo, 317 Crescent Lane, Tom and Yvonne Eynon (att)

Applicants Tom and Yvonne Eynon, 317 Crescent Lane, were present. Yvonne Eynon noted they have had a gazebo in their backyard for approximately the last 20 years and want to replace it. It will be in the same location on a concrete patio.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Kucharski to approve Gazebo, 317 Crescent Lane, Tom and Yvonne Eynon. **MOTION CARRIED UNANIMOUSLY.**

E. Review and Action regarding Shed, 410 Crescent Lane, Dennis F. Pecus (att)

Applicant Dennis Pecus, 410 Crescent Lane, proposes an 8' x 13' backyard shed to store woodworking equipment, a lawnmower, a snowblower and tools. It will match the color of the house.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gengler to approve Shed, 410 Crescent Lane, Dennis F. Pecus. **MOTION CARRIED UNANIMOUSLY.**

F. Review and Action regarding Single-Family Home Construction, 636 Green Bay Road, Mikkelson Builders, Cameron Mikkelson (att)

Fred Dahms of Mikkelson Builders was present to discuss plans to build a home on a vacant lot at 636 Green Bay Road. Planner Censky reported that the project plans comply with Village Code. Director LaFond noted the lot is 0.6 acre. Mr. Dahms added the home will be approximately 2,800 square feet.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve Single-Family Home Construction, 636 Green Bay Road, Mikkelson Builders, Cameron Mikkelson. **MOTION CARRIED UNANIMOUSLY.**

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

Director LaFond noted the Sign Code revisions reflect changes discussed at the last meeting.

The proposed Ordinance change covers both A-frame signs and feather banners. Business owners will be permitted to have one or the other at the same time with an annual permit. Commissioners agreed to strike a requirement from the proposed Ordinance that A-frame signs must be framed around the edges and that A-frame signs include the business name or logo.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to Recommend to the Village Board to Amend the Sign Code to Regulate Feather and Flag Banners. **MOTION CARRIED UNANIMOUSLY.**

VI. STAFF REPORT

A. Staff Report (att)

Director LaFond noted staff approved fence applications for 250 Green Bay Road and 328 Washington Court. Code Compliance included a tenant complaint at 611 North Main Street, a complaint about storage at 120 North Main Street, abandoned vehicles at 239 North Main Street and an overflowing dumpster at 217 Vernon Avenue. Police reported a boat and trailer in a driveway at 200 Madero Drive; signs in the right of way at 105 West Freistadt Road and the 200 block of North Main Street; rubbish in the road at 340 Crescent Lane; unregistered vehicles at 223 Green Bay Road and 225 Green Bay Road; and snow on the sidewalk at 192 Green Bay Road, 215 North Main Street, 525-A North Main Street, 206 Elm Street, 101 Ellenbecker Road and 206 Elm Street.

VII. ADJOURNMENT

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to adjourn the meeting at 7:10 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works