



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, June 13, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	MIKE DYER
	RICK GATTONI
	JEFF HERSHBERGER
	REBECCA HOLYOKE-ODEJA
	KEN KUCHARSKI
	JOE NELSON
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 were no citizens to be heard.

IV. BUSINESS

A. New Commission Members: Welcome and Introductions

President Mobley discussed the role of the Plan Commission. All members and staff introduced themselves. Joe Nelson and Rebecca Holyoke-Odeja are the new members of the Plan Commission.

B. Approval of Minutes

1. March 21, 2023 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Hershberger to approve the March 21, 2023 Minutes. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Shed, Ross Grenfell, 425 Alta Loma Drive (att)

Ross Grenfell, 425 Alta Loma Drive, presented plans for a 10' x 12' shed in the back yard on the northwest corner of his lot. The color will be same as the house. Planner Censky noted the shed fully complies with zoning requirements.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Nelson to approve Shed, Ross Grenfell, 425 Alta Loma Drive. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Shed, Michael Smith, 301 Crescent Lane (att)

Michael Smith, 301 Crescent Lane, presented plans for a 10' x 12' shed on the southeast corner of the lot. The color will be blue with tan trim to match the house. Planner Censky noted that this is a corner lot and the shed must be in the back yard and not past the Laurel Drive plane of the house. The shed complies with the zoning code.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Holyoke-Odeja to approve Shed, Michael Smith, 301 Crescent Lane. **MOTION CARRIED UNANIMOUSLY.**

E. Review and action regarding Parking Lot Site Plan Approval, Shully's Events LLC, Scott and Beth Shully, 139-141 Green Bay Road (att)

Beth Shully, Shully's Events LLC, presented plans for a parking lot at 139-141 Green Bay Road. A house previously on the property has been demolished. Gravel and a binder coat will be put in at this time and paving will occur in May 2024. Planner Censky noted the parking lot and garage are accessory uses and typically are not allowed until a principal use is in place. Ms. Shully noted the application has been filed to combine the parcels. Director LaFond noted combining the parcels is being done hand-in-hand with this process. Director LaFond added that final approval is needed from the village engineer, which will determine the elevation of the back corner and compliance with the floodplain ordinance.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Nelson to Approve Parking Lot Site Plan Approval, contingent on Village Engineer approval and combining of the two parcels, Shully's Events LLC, Scott and Beth Shully, 139-141 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

F. Review and action regarding Framed Screen Porch, Linda D. Speed, 208 Vernon Avenue (att)

The contractor, CS Construction, was present to represent the project at 208 Vernon Avenue. Work has been completed. The contractor forgot to obtain a building permit. The project is a framed cedar screen porch on the back deck that matches the house. There is no electricity, heat or plumbing. Planner Censky noted the project complies with Village zoning code. Director LaFond noted there will be a double permit fee because this has already been constructed.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Holyoke-Odeja to approve Framed Screen Porch, Linda D. Speed, 208 Vernon Avenue. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

A. June 2023 (att)

Director LaFond reported staff-approved fences at 301 Crescent Lane, 300 Vernon Avenue and 506 E. Freistadt Road. A deck was approved at 317 West Street. In code compliance matters, a letter was mailed related to excessive parking lot lighting at 423 N. Main Street, a letter was sent related to an addition built without a permit at 208 Vernon Avenue, garbage out early at 304 Bel Aire Drive and a planned deck with no building permit in place at 136 Grand Avenue. A complaint to police about improper parking of a camper at 300 Woodside Lane was unfounded.

Commissioner Kucharski asked if the feather banner ordinance is in effect. Director LaFond replied he plans to send an education letter to businesses.

President Mobley noted the Village Board is considering funding a study related to retail in the TIF area, including a grocery store or other potential retail. President Mobley added he has encouraged the Village Board to schedule a listening session to obtain residents' opinions of what they would like to see in the TIF area. Director LaFond noted that as properties acquired by the Village in the TIF are sold or otherwise passed on for development, approval of that action must be made by the Plan Commission.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the meeting at 6:32 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works