



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, October 10, 2023

LOCATION: 250 Elm Street, Thiensville, WI
PUBLIC HEARING

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:	RICK GATTONI
	JEFF HERSHBERGER
	REBECCA HOLYOKE-ODEJA
	KEN KUCHARSKI
	JOE NELSON
	M. RANDY PASTERNAK
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. PUBLIC HEARING - THE APPLICANT, QUARRY DEVELOPMENT LLC, 601 NORTH

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

A. Motion to Open Public Hearing

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Holyoke-Odeja to open the Public Hearing. **MOTION CARRIED UNANIMOUSLY.**

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

B. Director of Community Services/Public Works Andy LaFond to Read and Explain Notice

Director LaFond read the notice of the Public Hearing. Director LaFond added the Plan Commission approved a Conditional Use Grant for the property owner to use the property as a lumber yard. That grant has expired and the property owner is seeking an extension. During the time frame of the original Conditional Use Grant, Director LaFond noted he only received one complaint related to noise. The noise was not near the allowable limit.

C. Comments from Anyone Present Requesting To Be Heard

Danny Blaesing, 604 Laurel Lake Road, Unit 2, asked how long the extension will be and if the operation will be allowed to grow. Mr. Blaesing is opposed if it becomes bigger.

Dan Wolf of Cedarburg noted he is doing the milling work on the site for the applicant. Progress was made during the summer. Mr. Wolf is attempting to keep the remaining time on the property as short as possible. A six-month extension is requested in case they run into unavoidable delays.

Mr. Blaesing withdrew his previous opposition now that he understands the operation will take place over a short term.

D. Director of Community Services/Public Works Andy LaFond to Read Any Correspondence Received Related to the Request

There was no correspondence.

E. Motion to Close Public Hearing

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Nelson to close the Public Hearing. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Approval of Minutes

1. September 12, 2023 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Holyoke-Odeja to approve the September 12, 2023 Minutes. **MOTION CARRIED UNANIMOUSLY.**

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

William Conley thanked the Village for allowing use of the property for the lumberyard operation. It was a learning experience with unexpected delays. The project is close to being wrapped up.

Commissioner Kucharski asked where on the property the milling would take place. Dan Wolf replied that the operation was moved closer to Main Street than initially intended because the sand on the former volleyball courts at the rear of the property did not provide sufficient stability. All of the wood now stacked in piles will be moved off site in the next three or four weeks.

President Mobley noted the period of the Conditional Use Grant is what was requested by the applicant. Mr. Conley noted the six-month request is being made so there will not be a need to request another extension.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Nelson to approve Six-Month Extension of Conditional Use Application, Quarry Development LLC, 601 North Main Street, William Conley, for a Temporary Lumberyard Operation. **MOTION CARRIED UNANIMOUSLY.**

C. Review and Action regarding Facade Upgrade and Site Plan Approval for an Auto Body Shop at 201-207 South Main Street, Boucher Real Estate LLC (att)

The applicant was present and outlined plans to upgrade the existing facade to a modern look as part of remodeling of the building to a body shop. Director LaFond noted there also is a franchise agreement that addresses use of the right-of-way. While that franchise agreement is under the purview of the Village Board, it ties in with the site plan. Parking spots on the north side of the street would be designated for public use. In exchange for use of area in the Village right-of-way, Boucher will construct curb and gutter and a sidewalk that connects the bike path to Main Street.

Commissioner Holyoke-Odeja asked if the proposed fence on the west side of the property will block the view of cars from the bike path. The applicant replied that the original plan for a chain-link fence is being changed to a wood fence.

Planner Censky noted the site is Zoned B-4, Highway Business District. This is a permitted use in the district. Director LaFond noted the existing pole sign from the previous occupant must be removed.

MOTION by Commissioner Nelson, **SECONDED** by Commissioner Gattoni to approve Site Plan for an Auto Body Shop at 201-207 South Main Street, Boucher Real Estate LLC with conditions that vehicle storage occur in the fenced-in area and the existing sign be removed.
MOTION CARRIED UNANIMOUSLY.

D. Review and action regarding 4-Unit Rental Property, 500 Lake Bluff Road, Lisa-Marie Klooster (att)

The applicants, Lisa-Marie and Ryan Klooster, were present. The Kloosters purchased the property, which is zoned for multi-family use. They plan to build a four-unit short-term rental with two two-bedroom and two one-bedroom units, each with a private patio. Director LaFond noted the lot was rezoned to R-4 several months ago. There are already short-term rental properties in the Village. Planner Censky added the proposal complies with Village Code.

Commissioner Hershberger asked about the finishing for the units. Ms. Klooster replied the submitted plans reflect what is proposed, but she is not opposed to wrapping posts to match other trim. The project is intended to have a modern, industrial appearance. Commissioner Hershberger inquired about the parking requirements. Plans call for one parking spot per bedroom and one ADA spot, for a total of seven.

Commissioner Kucharski noted the Village wants a quality look. Ms. Klooster replied the proposal has a modern, quality feel to it. Commissioner Pasternak noted the garage looks unfinished compared to the rest of the property and questioned how untreated wood will look after it is exposed to the elements for several years. Whatever is built will reflect on the Village as well as the applicant, who might want to build projects in Thiensville in the future. Commissioner Gattoni noted the structure looks like a storage shed. Mr. Klooster noted the cost of the project is \$680,000. Commissioner Holyoke-Odeja praised the design. Ms. Klooster added they are agreeable to adding additional wrapping and trim to the garage.

MOTION by Commissioner Nelson, **SECONDED** by Commissioner Holyoke-Odeja to approve 4-Unit Rental Property, 500 Lake Bluff Road, Lisa-Marie Klooster with provisions that the garage be finished and wrapped including the underside of the canopy with like materials, and that eight parking spots are provided.

Ayes: Commissioners Holyoke-Odeja, Nelson, Pasternak and President Mobley

Naes: Commissioners Gattoni, Hershberger and Kucharski

MOTION CARRIED.

E. Review and Action regarding Sign Application and Sign Code Waiver for Size and Electronic Messaging, 246 S. Main Street, Village BP (att)

Applicant Basu Joshi of Village BP was present. Director LaFond noted the Village prohibits electronic message signs. The Plan Commission can grant sign waivers. Director LaFond

added the Commission may want to consider a waiver to allow the posting of gas prices. Mr. Joshi noted the application for the sign will be in tandem with plans to replace the gas tanks and canopy at Village BP.

Commissioner Gattoni is in favor of electronic posting of prices but has a concern about additional electronic signage. Commissioner Pasternak agreed that electronically displaying only the gas price would be acceptable. President Mobley agreed with displaying only gas prices. Commissioner Kucharski noted that the Plan Commission denied an electronic sign request several years ago for a church in the Village. Commissioner Holyoke-Odeja also noted that displaying just gas prices would be acceptable.

Mr. Joshi will resubmit an application for a sign that includes an electronic display of gas prices, but does not include other electronic messaging.

F. Review and action regarding Shed, Tony and Sarah Johnson, 315 E. Freistadt Road (att)

The applicant, Tony Johnson, was present. Director LaFond noted the Plan Commission considered the shed application at a previous meeting and there were questions about additional structures on the property. The application is for a new shed and there is an existing shed on the property. There is also a detached accessory structure, which is allowed. Director LaFond and the applicant discussed that the existing shed on the property will likely have to be removed if approval is granted for the new shed.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Nelson to approve Shed, Tony and Sarah Johnson, 315 E. Freistadt Road with the old shed being removed within 60 days.

Ayes: Commissioners Gattoni, Kucharski, Nelson, Pasternak and President Mobley

Naes: Commissioners Gattoni and Holyoke-Odeja

MOTION CARRIED.

VI. STAFF REPORT

A. Staff Report (att)

Director LaFond reported staff approval of fences at 322 Woodside Lane and 104 N. Orchard Street. Certified letters were mailed to residents at 627 Green Bay Road and 213 E. Freistadt Road regarding construction without Plan Commission approval. The resident at 234 Vernon Avenue received a certified letter regarding logs and debris in the yard. Police made contact with the residents at 427 Green Bay Road, visible garbage cans and a boat and jet ski in the driveway; 250 Green Bay Road regarding visible garbage cans and 140 W. Freistadt Road regarding abandoned vehicles on the property.

VII. ADJOURNMENT

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Pasternak to adjourn the

Meeting at 7:54 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works