



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, September 10, 2024

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIRMAN:	JOHN ROSING
COMMISSIONERS:	VACANT
	JEFF HERSHBERGER
	REBECCA HOLYOKE-ODEJA
	KEN KUCHARSKI
	JOE NELSON
	M. RANDY PASTERNAK
PLANNER:	MEREDITH PERKS
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.

Mary Kickbush and Doug Lawson 215 Orchard St.

Mr. Lawson shares that for the past 10 to 12 months Mr. Lawson and Ms Kickbush have been in talks with a builder to tear down the house at 215 Orchard and then build a new home on the property. There was also a meeting with Meredith Perks, Village Planner, in which it was noted that the minimum square footage for a new build in the Village is 1000 sq. ft. meaning that the

original plan for building a 900 sq. ft. house on the property is not compliant with Village standards.

Mr. Lawson has lived in the house on 215 Orchard since 1995 and Mary Kickbush has been with him since 2005. The reasoning behind the new build is to build a house that is easier to maintain and live in so that a move would not be forced due to aging over time. The homeowners feel that the type of house they want to build will benefit not just themselves but also anyone else who lives in the house in the future. Mr. Lawson posits that the community should have more specific building options available and that the current zoning ordinances are too restrictive.

IV. BUSINESS

A. Approval of Minutes

1. August 20, 2024 (att)

MOTION to approve by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Kucharski. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

B. Review and action regarding Gazebo, Kelly Aiglon, 338 Riverview Drive (att)

Kelly Aiglon was present and described a desire to build a gazebo on the property. Carmen De La Plaza, the project supervisor, was present and noted that the staff report included the list of all materials, finishes, and foundation plan for the project.

Director LaFond explains the village code requirements for accessory structures and the approval process for the gazebo, and that after approval of a building permit staff recommends approval for the project.

Kelly Aiglon describes the gazebo's design, including cedar wood trim, tiki wood flooring, and the foundation plan. The gazebo will not have windows or doors, only screens, and will be raised off the ground to prevent moisture issues. It is not intended for winter storage.

MOTION to approve 338 Riverview Drive gazebo project by Commissioner Kucharski **SECONDED** by Commissioner Schmitz. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

C. Review and action regarding Shed, Kristy Stoker, 330 Heidel Road (att)

Kristy Stoker introduces the project, explaining the need for extra storage space due to their winter home in Arizona and discusses the challenges of water drainage and the plan to raise the shed above the ground to prevent flooding. Kristy describes the shed's design, including a steel frame, raised floor, and the potential for a ramp for access.

The Commissioners discuss the importance of traditional construction and the stability of the shed's foundation.

MOTION to approve 330 Heidel Road shed project by Commissioner Pasternak **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

V. STAFF REPORT

A. Staff Report (att)

Director LaFond provides a staff report, including approvals for two fences and issues with junk vehicles and unregistered vehicle sales.

The village board has approved a contract for a code diagnostic to modernize the village code and remove conflicting language.

The report touches on the potential impact of new developments and the importance of maintaining neighborhood aesthetics.

VI. ADJOURNMENT

MOTION to adjourn at 6:44 PM by Commissioner Pasternak **SECONDED** by Commissioner Kucharski. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk