



VILLAGE OF THIENSVILLE  
Plan Commission  
MINUTES

DATE: Tuesday, January 14, 2025

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

## I. CALL TO ORDER

## II. ROLL CALL

### Chairman

John Rosing

### Director of Community Services/Public Works

Andy LaFond

### Village Planner

Meredith Perks

### Commissioners

Jeff Hershberger      Joe Nelson (Excused)

Rebecca Holyoke-      M. Randy Pasternak  
Odeja

Ken Kucharski      Jerry Schmitz

## 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](mailto:clandisch@village.thiensville.wi.us) by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

Resident Ken Kucharski, 633 Lake Bluff Road, reported that a temporary repair to an entrance had been done at 113 Green Bay Road due to a customer fall. A full permanent repair is planned to be brought before the Commission in March.

Resident Jim Heyer, 226 W Alta Loma Circle, inquired about The Corner Development at the intersection of Main Street and Freistadt Road.

Chairman Rosing noted that the topic of The Corner Development was not on the agenda for the Commission meeting, but offered to discuss the development with Mr. Heyer after the meeting was concluded.

#### **IV. APPROVAL OF MINUTES**

A. October 8, 2024 (att)

**MOTION** to approve by Commissioner Kucharski **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 6

**No:** 0

**Abstain:** 0

#### **V. BUSINESS**

A. Discussion and Action Regarding a Change to the Approved North Façade Plans Village Paint and Body 207 S Main Street (att)

Chad Kenmitz, President of Professional Consultants, Inc., explained the need for the change due to structural issues found on the North Side of the building that would not allow for the planned continuation of the corrugated metal and awning.

The proposed change would eliminate the north-facing extension due to lack of reinforcement in the original building construction.

**MOTION** to approve Change to the Approved North Façade Plans Village Paint and Body 207 S Main Street by Commissioner Pasternak **SECONDED** by Commissioner Holyoke-Odeja.

**MOTION CARRIED UNANIMOUSLY.**

**Aye:** 6

**No:** 0

**Abstain:** 0

B. Discussion and Action Regarding a Sign Application for Village Paint and Body 207 S Main Street (att)

Mr. Kenmitz explained the proposed design.

The design would include 18-inch channel letters mounted on the canopy base that will clamp on and stand a few feet off the face of the building.

The design is compliant with size and lighting requirements, and a waiver is requested to allow it to extend past the awning edge.

**MOTION** to approve Sign Application for Village Paint and Body 207 S Main Street by Commissioner Kucharski **SECONDED** by Commissioner Schmitz. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 6

**No:** 0

**Abstain:** 0

C. Discussion and Action Regarding Site Plan and Architectural Approval (former body shop) Boucher Village Ford 121 North Main Street (att)

Mr. Kennitz shared the site plan for Boucher Village Ford That involved removing an office addition and installing an overhead door to expand the service department.

The project also included flood-proofing requirements due to the building's location in a floodplain. The original approval of this structure required flood proofing. That previous Plan Commission approval should be applied to this remodel.

Commissioner Kucharski stated that it was good to see the floodplain considerations included as there had been instances of flooding at the dealership building in the past.

Village Planner Meredith Perks recommended approval subject to meeting the required flood proofing approved by the previous Plan Commission.

**MOTION** to approve Site Plan and Architectural Approval (former body shop) Boucher Village Ford 121 North Main Street by Commissioner Pasternak **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 6

**No:** 0

**Abstain:** 0

## **VI. STAFF REPORT**

None

## **VII. ADJOURNMENT**

**MOTION** to Adjourn at 6:28 PM by Commissioner Pasternak **SECONDED** by Commissioner Kucharski. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 6

**No:** 0

**Abstain: 0**

Submitted by,

Ben Honeck  
Deputy clerk

Signed by,

Colleen Landisch-Hansen  
Village Administrator/Clerk