



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, April 15, 2025

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Rosing called the meeting to order at 6:03 PM

II. ROLL CALL

Chairman

John Rosing

**Director of Community
Services/Public Works**

Andy LaFond

Village Planner

Meredith Perks

Commissioners

Jeff Hershberger Joe Nelson

Rebecca Holyoke- M. Randy Pasternak
Odeja

Vacant Jerry Schmitz (Excused)

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.

IV. APPROVAL OF MINUTES

A. March 11, 2025 (att)

MOTION to Approve by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Nelson. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

V. BUSINESS

A. Review and Approve Backyard Shed at 610 Laurel Drive (att)

Commissioner Pasternak inquired if the foundation needed separate approval.

Director LaFond stated that the building inspector will review the application.

MOTION to Approve Backyard Shed at 610 Laurel Drive by Commissioner Nelson **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED.**

Aye: 4

No: 1 (Hershberger)

Abstain: 0

B. Review and Recommendation Regarding Resolution 2025-04 the Adoption of A Public Participation Plan for the Update of the Comprehensive Plan (att)

Director LaFond explained the need for updates to the village comprehensive plan, which was adopted in 2008 and requires amendments every 10 years.

The adoption of a public participation plan is necessary to make the amendment process open to the public and collect public input.

The participation plan outlines steps for public awareness, review, and comment, and will apply to all future amendments of the 2008 plan.

Director LaFond elaborated on the public participation plan, emphasizing its compliance with state statutes and the importance of public input.

The plan includes using existing planning, plan commission, and village board trustees meetings for public participation.

Prior to adoption, a public hearing will be held to meet state statutes and provide an official space for comments.

The Plan Commission needs to adopt the public participation plan by resolution, which will then

be recommended to the village board for adoption.

MOTION to Recommend Resolution 2025-04 the Adoption of A Public Participation Plan for the Update of the Comprehensive Plan by Commissioner Pasternak **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

C. Consultation Regarding Rezoning and Expansion of Christ Alone Evangelical Church and School (att)

President Rosing introduced the planned expansion of Christ Alone Evangelical Church and School.

Planner Perks outlined the project, which includes demolition of existing structures, additions to the church and school, and updates to the site area and site plan.

The project Land Use Plan amendment requires a 30-day public participation waiting period and will be discussed in multiple procedural steps.

The comprehensive plan amendment process will update future land use categories to institutional, and the rezoning will follow.

Nat Stein of Ramlow & Stein introduced the application team comprised of members representing Christ Alone as well as members of the engineering and architectural team.

The team has had multiple meetings and phone calls with the village staff to navigate the procedural steps.

The team has also met with the condo association of White Coach Condominiums to address concerns and work towards being good neighbors.

Commissioner Holyoke-Odeja expressed concern about the proposed Main Street parking entrance and questioned how it would affect Main Street traffic.

The Christ Alone team explained the intent to use Division Street in conjunction with Main to form a circular path in regard to school pick-up and drop-off. Representatives from the project team believe that the Main Street entrance will actually help improve Main Street traffic as the longer loop allows smoother access than the current short turn onto Division Street which currently serves as the only access.

Commissioner Pasternak asked how many students are generally involved in pick-up and drop-off.

There are 95 students currently, but the expansion would make the goal around 200.

Commissioner Holyoke-Odeja inquired if a stop sign would be placed at the exit onto Division Street.

Yes, stop signs would be utilized throughout.

The Christ Alone team presented the site plan, including the new entrance, parking, and accessible parking grading.

The team has considered stormwater management and included retention underneath the parking lot.

The architectural design aims to match existing buildings in materials and style.

The Christ Alone team presented the landscaping plan, focusing on low-profile street yard buffers and appropriate foundation plant material.

The team plans to leave some green space open for passive play and snow storage and will consider the impact of playground surfaces on stormwater calculations.

In attendance, Kristina Eckert, 120 Riverview Drive, shared that Christ Alone Lutheran has been a good neighbor, offering other community groups space for events and planning throughout the years.

The commission provided feedback on the site plan, including the need for more visual representation of queuing and car count capacity.

Additional landscaping will be considered to enhance the view from the bike path and pedestrian trail.

The commission expressed support for the project and the need for childcare in the community.

The Christ Alone team will return with more detailed plans and address any additional concerns raised by the commission.

VI. STAFF REPORT

A. March 2025 (att)

VII. ADJOURNMENT

MOTION to Adjourn at 7: 14 PM by Commissioner ? **SECONDED** by Commissioner ? **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

[MIN_SIGNATURES]