

**VILLAGE OF THIENSVILLE  
PLAN COMMISSION  
MINUTES**

**DATE:** Tuesday, September 10, 2013

**LOCATION:** Village of Thiensville  
250 Elm Street

**TIME:** 6:00 PM

**I. CALL TO ORDER**

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

**II. ROLL CALL**

|                |                         |               |
|----------------|-------------------------|---------------|
| Chairman:      | Van Mobley              |               |
| Commissioners: | John Cabaniss (excused) | Carol Gengler |
|                | Mike Dyer               | Ken Kucharski |
|                | Rick Gattoni (excused)  | Dan Luedtke   |
| Administrator: | Dianne Robertson        |               |
| Planner:       | Jon Censky              |               |

**III. BUSINESS**

**A.** Approval of Minutes

**1.** August 6, 2013

**MOTION** by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the minutes from August 6, 2013. **MOTION CARRIED UNANIMOUSLY.**

**B.** Review and approval of a Sign Permit for Dennis Russell,  
108 E. Freistadt Road for a new sign, Natural Cleaners

Jason Zellmer from Alpha Neonx Signs was in attendance. The new sign has been scaled down from the original sign. Jon Censky, Village Planner stated that the roof sign that is laying flat on top of the roof and the pole sign on the front of the property need to be removed. There is an electronic flashing sign that is also at the location which is not allowed per Village Code. Jon Censky recommended that the conditions upon approval be that the roof and pole signs be removed. Any flashing or changing signs must also be removed.

**MOTION** by Commissioner Luedtke, **SECONDED** by Commissioner Gengler to approve a Sign Permit for Dennis Russell, 108 E. Freistadt Road for a new sign based on the removal of the roof sign, and the pole sign within 30 days and to remove any flashing or changing signs. **MOTION CARRIED UNANIMOUSLY.**

**C.** Review and approval of a Building Permit for James Plamann,  
300 Sunny Lane for a new fence

Melinda Plamann was in attendance. She would like to add a decorative 3' high fence to enclose the backyard. The fence will not totally enclose the backyard it is an "L shaped" white picket fence.

**MOTION** by Commissioner Gengler, **SECONDED** by Commissioner Luedtke to approve a Building Permit for James Plamann, 300 Sunny Lane for a new fence. **MOTION CARRIED UNANIMOUSLY.**

**Plan Commission, meeting minutes  
September 10, 2013, page two of three**

- D.** Review and approval of HVAC screening/no screening on the roof for Scott and Beth Shully, The Watermark, 146 Green Bay Road and the revised parking lot plan (letters attached)

Beth Shully was in attendance. The units on the roof are visible from the street and there are screening options that can be used or the units could be painted. The Commissioners do not feel that screening will make it look better and may make it look worse. If this had been taken care of during construction (the architect did not include on the plans) it would look different, but now the Shully's do not want to cause leaks by working around the units. The Shully's would like to paint the units the same charcoal color as the roof.

In regards to the landscape islands these would have created a hardship in plowing so the Shully's put the plantings in the front and parking stalls in the back to make the area more attractive.

**MOTION** by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve painting the HVAC units the same charcoal color as the roof and approve the existing landscape plans. **MOTION CARRIED UNANIMOUSLY.**

- E.** Review and approval for Mike Wroblewski, Fiddleheads, 120 N. Main Street on moving a cooler from the inside of the building to the outside of the building due to space issues. Village Engineer has reviewed.

Mike Wroblewski was in attendance. Fiddleheads Coffee Roasters is growing and they need more storage space inside so they would like to move the cooler outside. The walk-in cooler was designed to be either inside or outside the building. There is only a small compressor that is on top of the cooler. President Mobley wants the look to be attractive on the back of the building. Mr. Wroblewski commented that he could paint the compressor to match the wall in the back. President Mobley stated that there will be more and more people looking at the Pigeon Creek area especially with a new walking bridge which will make this area much more visible.

Commissioner Kucharski commented that there are forklifts and pallets out in the back area and these should be moved. Commissioner Kucharski feels that this is not eye pleasing at all and asked about the noise that the compressor may create. Mr. Wroblewski stated that the compressor is already outside. There will be a doorway for security and locking purposes in the cooler area. The forklift could be hidden behind the cooler. Planner Jon Censky stated that there are no issues with setbacks in regards to the cooler. Commissioner Dyer stated that this area should be kept clean for all businesses around the area.

President Mobley would like to allow signage along the back of the buildings and this could be possible because the buildings front two sides. Everyone wants the area to look better than it does today when all the work is done. The color of the cooler will have to blend in with the existing building.

**MOTION** by Commissioner Luedtke, **SECONDED** by Commissioner Gengler to approve moving the cooler from the inside of the building to the outside of the building for Mike Wroblewski, Fiddleheads, 120 N. Main Street and to blend the color of the cooler in with the building. **MOTION CARRIED UNANIMOUSLY.**

**All applicants or their contractors must be present for any approvals.**

**IV. BUSINESS FROM THE FLOOR**

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

MSP will be on the October 8<sup>th</sup> Plan Commission Agenda in regards to 200 Green Bay Road. There will be further determination on whether the building at 200 Green Bay Road is a historic building and whether zoning will be changed. The density issue is a big hurdle with the number of units that MSP is proposing.

**V. ADJOURNMENT**

**MOTION** by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the meeting at 6:49PM.  
**MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Approved by,

Susan R. Conway  
Administrative Assistant

Dianne S. Robertson  
Village Clerk