

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, June 2, 2015

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	John Cabaniss	Carol Gengler
	Mike Dyer	Ken Kucharski
	Rick Gattoni	Dan Luedtke
Assist. Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	

III. BUSINESS

- A.** Approval of Minutes
1. May 5, 2015

Two typographical corrections were made to the May 5, 2015 Minutes.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the May 5, 2015 Minutes.
MOTION CARRIED UNANIMOUSLY.

- B.** Review and approval of Sign Review Application
Schramka Funeral Home, 423 Main Street conditioned upon
approval of Sign Code Variance

Representatives from Schramka Funeral Home were not present. The applicant is requesting approval to replace the sign face on the interior lit sign in front of Schramka Funeral Home at 423 North Main Street.

Schramka Funeral Home has already replaced the sign without a permit. Planner Censky explained that Schramka replaced a conforming sign with a non-conforming sign. The sign was dark vinyl background with white graphics, and it has been replaced with a white plastic background sign face with slate grey and black graphics; this is a non-conforming sign. Planner Censky shared that the applicant must be present for any action to be taken.

Commissioner Kucharski expressed that the new sign should come down because it is non-conforming.

Planner Censky reported next steps in the process should be to send a letter to Schramka Funeral Home stating that the Plan Commission is not willing to grant a variance for this change in sign; and because it is not conforming, Schramka Funeral Home is instructed to replace the sign with a conforming sign by a given date. Ultimately, if this request is ignored, a citation will be served. This item will be kept on the Agenda until resolved.

Chairman Mobley expressed that the best way that this can be handled is that a representative from Schramka Funeral Home or the sign company representative appear before the Plan Commission and share plans for replacing this sign with a conforming sign.

Planner Censky shared that he felt some of the blame lies with Poblocki Sign. It is their responsibility to research codes and apply for a permit before installing signs.

C. Discussion about a Tax Incremental District Study for
200 Green Bay Road

Chairman Mobley shared that 200 Green Bay Road is the old M&I Bank building which was formerly owned by MSP Properties. David Hoff, builder of the Elm Street condominiums, has made a deal with MSP Properties for this property.

David Hoff's proposal is that the Village provides a Tax Incremental District for this property and then he build a two story 40 unit apartment complex. The estimated value is between \$6.5 and \$7 million. This complex is for more units than code allows.

Commissioner Kucharski shared that he believes this would be a quality project.

Chairman Mobley shared that how a Developer Tax Incremental District works, is that the value of the property remains consistent for the lifetime of the TID and any increment is used to offset the cost of the project. The Village would not be responsible for any financial impacts of the project.

Chairman Mobley shared that this building continues to deteriorate and that David Hoff has a good reputation in the Village, has a great track record and feels that moving ahead with Mr. Hoff would be a good idea.

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.

V. ADJOURNMENT

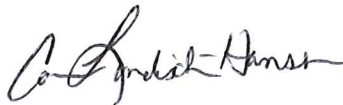
MOTION by Commissioner Dyer, **SECONDED** by Commissioner Cabaniss to adjourn the meeting at 6:33PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Colleen Landisch-Hansen
Assistant Administrator

Signed by,



Dianne S. Robertson
Administrator