

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, September 1, 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. July 7, 2015
2. July 21, 2015 Public Hearing Minutes
3. July 21, 2015

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Cabaniss to approve the July 7, 2015, July 21, 2015 Public Hearing and July 21, 2015 Minutes. **MOTION CARRIED UNANIMOUSLY.**

**B. Review and approval of Sign Application for Schramka Funeral Home
423 Main Street**

Mr. John Klein, General Manager of Schramka Funeral Home Group attended this evening's meeting. Last October Schramka was sold from the corporation to a private owner. Schramka Funeral Home assumed that Pablocki would pull all the permits required when replacing the sign. When the sign was changed, it went from a black background to an opaque white sign, which is not compliant. A new compliant sign has been submitted from Pablocki.

Planner Jon Censky explained that a compliant sign was replaced with a non-compliant sign. The current proposed sign meets Code.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Luedtke to approve the Sign Application for Schramka Funeral Home, 423 Main Street. **MOTION CARRIED UNANIMOUSLY.**

**C. Review and approval of Shed for Piera Boehmer
427 Susan Lane**

Ms. Piera Boehmer would like to install a steel 10' x 12' shed on a concrete slab in the back yard of her property at 427 Susan Lane.

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Planner Censky explained that the shed would need to be installed at least three feet from the property line and any utility easements would need to be avoided. This shed is fully compliant.

The shed is tan in color and will be located in the back yard.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Cabaniss to approve the Shed for Piera Boehmer, 427 Susan Lane. **MOTION CARRIED UNANIMOUSLY.**

D. Review and approval of Playset for Alicia Robillard
525 Green Bay Road

Ms. Alicia Robillard requested approval for a wooden playset for 525 Green Bay Road. The playset will be placed in the back yard approximately 40 feet from the rear lot line and 80 feet from the side lot line.

Planner Censky indicated that this site has two principle structures. The playset fully complies with the Village requirements under Accessory Structures. The Village does not have a Code for playsets; they are viewed as Accessory Structures.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Luedtke to approve the Playset for Alicia Robillard, 525 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

E. Review and approval of Sun Room Addition for
Richard and Patricia Gattoni, 504 Alta Loma Drive

Mr. Richard Gattoni is requesting approval for a sun room porch addition on the back of their home at 504 Alta Loma Drive. The proposed sun room is 20' x 20' and the slope matches the existing home. This will have a poured foundation and crawl space and the siding will match the existing home.

Planner Censky reported that there are no concerns regarding this request and stated that this fully complies.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve the Sun Room Addition for Richard and Patricia Gattoni, 504 Alta Loma Drive.

Ayes: Chairman Mobley, Commissioners Cabaniss, Dyer, Gengler, Kucharski and Luedtke

Abstain: Chairman Gattoni

MOTION CARRIED.

F. Review and approval of Shed for Chris Weiss
520 Crescent Lane

Mr. Weiss is requesting approval for a storage shed located at 520 Crescent Lane. It is a steel shed and will be placed on a concrete slab. The shed will be white with green trim and will match the existing home.

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The shed shall not encroach on the watermain easement located adjacent to the west property line or the utility easement adjacent to the north property line.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve the Shed for Chris Weiss, 520 Crescent Lane. **MOTION CARRIED UNANIMOUSLY.**

G. Review and approval of Fence for Gary Hoerter
327 Grand Avenue

Resident Mr. Gary Hoerter would like to install a fence at 327 Grand Avenue in the back yard. It will be a wood, dog-eared style fence that consists of 4' x 8' panels and will be Saddle Brown. Mr. Hoerter did find a stake in the corner of the lot and plans to install the fence 2' inside the lot line.

Chairman Mobley inquired as to if Mr. Hoerter spoke to any of the neighbors. Mr. Hoerter reported that he did speak to some of the neighbors and there are no objections from anyone.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Luedtke to approve the Fence for Gary Hoerter, 327 Grand Avenue. **MOTION CARRIED UNANIMOUSLY.**

H. Review and approval of Exterior Paint Color for Falafel Guys
105 W. Freistadt Road

Mrs. Chrissy Strolli of Falafel Guys presented new paint colors for the property at 105 W. Freistadt Road. Falafel Guys is planning to open in November. On the current building, whatever is dark brown will be Uncertain Gray, and the trim and gutters will be Westhighland White.

Commissioner Kucharski expressed his concern about how the brick would go with the proposed colors. Mrs. Strolli shared that the brick will be painted Uncertain Gray. Planner Censky confirmed that painting the brick falls within the Code.

Mrs. Strolli plans to come before the Plan Commission in October for a Sign.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Luedtke to approve the Exterior Paint Color for Falafel Guys, 105 W. Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

I. Review and approval of Fence for Brian and Rebecca Odeja
101 Ellenbecker Road

Mr. Brian Odeja of 101 Ellenbecker Road would like to install a 4' fence in his back yard. The fence will be wood and painted white and will be placed about 1' off the lot line. Mr. Odeja has spoken with his neighbor, and both are in agreement of where the lot line is.

Planner Censky expressed that this is a corner lot and is dealing with two street frontages. This request fully complies as long as the fence is not located in the Village right-of-way.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve the Fence for Brian and Rebecca Odeja, 101 Ellenbecker Road. **MOTION CARRIED UNANIMOUSLY.**

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**J. Review and approval of Lighting and Landscaping Plan for
Dr. Gary Lewis & Andrea Mayerson, 136 N. Main Street**

Dr. Gary Lewis and Andrea Mayerson shared that their landscape plans are the same as what was approved in March but will be using a different Landscaper. Dr. Lewis inquired as to if planting of certain perennials could be postponed until next Spring.

Planner Censky shared that the Code allows for 1 year from date of approval to complete this type of project.

Ms. Mayerson reported that the second and third floors are almost completely rented. There are no tenants on the first floor yet but there is some interest.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve the Lighting and Landscaping Plan for Dr. Gary Lewis & Andrea Mayerson, 136 N. Main Street. **MOTION CARRIED UNANIMOUSLY.**

**K. Review and approval of Decorative Fence for Jeff Luedtke
119 Grand Avenue**

Mr. Jeff Luedtke of 119 Grand Avenue would like to add 3 decorative fence panels to the front of his property. This is strictly for decorative purposes, and no neighbors would be involved.

Mr. Luedtke looked for clarification on the height restriction.

Planner Censky explained that the 4' restriction pertains to fences in the back yard and no fences are allowed in the front yard unless they are decorative fences. Any decorative fence in the front yard can only be 3' high, and the fence has to be set back 1' from the right-of-way.

Mr. Luedtke inquired as to if there could be an exception to the Code to allow a 4' fence in the front yard because it has been difficult to find a 3' decorative fence.

Planner Censky explained that the Plan Commission does not have the authority to modify the Code and that an issue such as this would need to go before the Board of Appeals which involves a public hearing and a fee.

Commissioner Gattoni shared that A-1 Fence might be worth looking into as to see if they had a fence that was 3' high.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Luedtke to approve the Decorative Fence for Jeff Luedtke, 119 Grand Avenue, not to exceed 3'. **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.

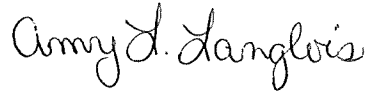
V. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to adjourn the meeting at 6:37PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Approved by,

Signed by,



Amy L. Langlois
Village Clerk



Colleen Landisch-Hansen
Assistant Administrator



Dianne S. Robertson
Administrator