

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, October 6, 2015

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	John Cabaniss (excused)	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. September 1, 2015

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the September 1, 2015 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Sign Code Waiver and Sign Plan Approval
for BMO Harris Bank, 201 North Main Street

Steve Ignarski from Prairie Sign and Lighting was in attendance. BMO is proposing to remove the reader board faces on the current sign at 201 North Main Street and install new faces that are blue. The 21' wood structure that hangs over the sidewalk will also be removed.

Planner Jon Censky reported that a waiver is being requested because the cabinet currently exceeds the size permitted for monument business identification signs in the B-4 Business District. The Plan Commission may waive or modify the provisions where it would further the public interest.

Commissioner Dyer inquired as to if the current cabinet conforms with the current Code. Planner Censky reported that this cabinet was approved with a waiver because it was used as a community message board. The waiver was granted for the use, not the sign. The proposed sign is 8.3 square feet above Code. The current Code allows for 40 square feet on one side or 80 square feet total.

Mr. Ignarski reported that there is no signage on the building and adjusting the current sign to meet Code would be too costly. Mr. Ignarski suggested placing a dark opaque boarder behind the proposed sign, however, this would be black at night with only the letters lighting up. BMO prefers to have the blue background and have a waiver granted.

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MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the Sign Code Waiver and Sign Plan Approval for BMO Harris Bank, 201 North Main Street.

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

Naes: Commissioner Gattoni

MOTION CARRIED.

**C. Review and approval of Construction of Cold Storage Warehouse
Shully's Catering, 146 Green Bay Road**

Scott Shully is requesting approval of a 2,160 square foot cold storage barn-style warehouse building to be located behind their catering business at 146 Green Bay Road. This will house all their catering equipment. The existing concrete storage block building will be razed and the new warehouse will be constructed in about the same location. The warehouse will be board and batten siding with an asphalt shingled roof, just like the roof on The Watermark. On top of the warehouse will be two cupolas that will have roosters. The hayloft is fake; there is no access to the second floor.

The State has approved the plans; however, the DNR approval is still outstanding. Mr. Shully is hoping to start construction in the next 2-3 weeks with completion before the Thanksgiving holiday.

Planner Censky reported that this fully complies, and the only issue is the floodplain. Any approval given from the Plan Commission should be granted on the condition of DNR approval.

This warehouse does not meet the 2,400 square foot requirement for fire suppression.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve the Construction of Cold Storage Warehouse, Shully's Catering, 146 Green Bay Road conditioned upon approval of the Wisconsin Department of Natural Resources. **MOTION CARRIED UNANIMOUSLY.**

**D. Review and approval of Request from Jesse Daily for Sign Code Waiver
in Regards to A-Frame/Sandwich Board Signs, The Cheel, 105 South Main Street**

Jesse Daily is requesting a waiver to the Sign Code or a Village-wide change to the Sign Code to be allowed two sandwich board signs in front of The Cheel, 105 South Main Street. Mr. Daily attributed the success of the Village Market to signage. The Cheel is located on a corner and with the traffic being rerouted on Main Street, a sign on Buntrock would be helpful.

Mr. Daily inquired as to the Sign Code and the size of the sandwich boards. It is noted in the Code that it states that sandwich board signs shall not exceed 4' X 8 feet and also not to exceed a total of 15 square feet.

Because the parking lot belongs to Core, Mr. Daily presented the question as to whether a sandwich board could be placed in the parking lot for The Cheel. Code does not allow an off premise sandwich board sign to be placed on a property advertising for another business.

Mr. Daily shared that his wife, Barkha Daily, suggested the Village purchase sandwich boards and sell to businesses so there is some uniformity in the Village.

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Commissioner Kucharski clarified that signs must be placed on private property. If no private property exists, signs may be placed on public right-of-way; however, permission must be granted from the Village Board. Commissioner Kucharski feels that the current Code is fair and believes the Commission should adhere to it and not allow two signs per business. Sign boards are not the only means to advertising and does not want the Village to look cluttered.

Reference was made to the mannequin that is outside E-Collectique's business questioning if that is allowed. Chairman Mobley believes that constitutes two types of signs.

Mr. Daily suggested having one sign on South Main Street and one sign on Buntrock since his property fronts two streets.

Chairman Mobley inquired as to changes to the Sign Code. Planner Censky shared that any changes made would need to be recommended to the Village Board. It was suggested to clarify the square footage requirement, as well as looking at some language for amendments to make the Code clearer and then make a recommendation to the Village Board and from this point forward the current Code should be enforced.

Commissioner Gattoni likes the idea of a standard Village sandwich board.

For now, review and approval of request from Jesse Daily for Sign Code Waiver in Regards to A-Frame/Sandwich Board Signs, The Cheel, 105 South Main Street has been tabled.

**E. Review and approval of Request for Outdoor Seating from Jesse Daily
The Cheel, 105 South Main Street**

Mr. Daily is requesting approval to place tables and chairs on the public sidewalk in front of The Cheel, 105 South Main Street. The public right-of-way goes right up to his building. Planner Censky informed the Commission that this would be a recommendation to the Village Board because of the use of the public right-of-way.

Mr. Daily shared that there is 13 feet outside his building. State law requires that 8 feet of sidewalk is required for bikes and pedestrians. With tables being 18 inches wide, it still would give 10 feet of clearance. These tables would be used as a holding area for customers and potentially even serving food.

Chairman Mobley is in favor of the outdoor seating. Commissioner Dyer feels it may be too cramped.

Commissioner Gengler inquired as to when The Cheel would be utilizing the outdoor seating. Mr. Daily responded that it would be when the weather permits.

Planner Censky did mention that if there is liquor served, the license would need to go before the Village Board to be amended. The concern was raised as to if liquor can be served and then consumed on a public right-of-way.

Planner Censky suggested talking to Administrator Dianne Robertson and Assistant Administrator Colleen Landisch-Hansen about amending the liquor license and to also do some research as to expanding in the right-of-way. Assistant Administrator Landisch-Hansen stated her concern about allowing alcohol in the public right-of-way and will research this further.

For now the Request for Outdoor Seating from Jesse Daily, The Cheel, 105 South Main Street, has been tabled.

- F.** Review and approval of Siding and Roof Alteration for John Straka,
202 S.Highland Avenue

This proposal is to modify the front façade of the residence of John Straka, 202 S. Highland Avenue. Changes include removal of the stone and siding on the front of the house and replacing with cedar shake siding, moving the front window and door to the side of the house, the existing siding will be painted to match the cedar shingles and the pitch to the roof over the porch will be changed.

Planner Censky shared that there are no zoning issues.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Gattoni to approve the siding and roof alternation for John Straka, 202 Highland Avenue. **MOTION CARRIED UNANIMOUSLY.**

- G.** Review and approval of Deck for Richard and Pam Raskin
621 Lake Bluff Road

Richard and Pam Raskin propose to remove the deck board on their existing deck and expand it by 8' x 12'10". Gray composite decking material will be used for the entire deck.

Planner Censky reported that this fully complies with the Village's dimensional requirements.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the Deck for Richard and Pam Raskin, 621 Lake Bluff Road. **MOTION CARRIED UNANIMOUSLY.**

- H.** Review and approval of Sign Code Waiver, if necessary, and Sign Plan
Approval of Window Neon Sign for Falafel Guys, 105 West Freistadt Road

Chrissy Strolis presented her plan for a non-flashing neon Falafel Guys sign for 105 West Freistadt Road. Ms. Strolis is requesting two signs, one on each side of the building facing West Freistadt and North Main Street.

Planner Censky reported that Code allows for one sign that faces each public street. While Falafel Guys does face West Freistadt Road, there is a parking lot to the East of the building. Technically, a waiver is required for the sign facing North Main Street. The sign contractor indicated that the letters for the sign are individual letters and not in a box. When the letters were measured, this does conform to Code; however, if a box is included around the letters, it exceeds the Code. It was confirmed that there is no box around the letters. This complies without a box around the letters.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve the Sign Code Waiver and Sign Plan Approval of Window Neon Sign with lettering only for Falafel Guys, 105 West Freistadt Road.

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

Naes: Commissioner Gattoni

MOTION CARRIED.

**I. Review and approval of Monument and Sign for
Dr. Lewis and Andrea Mayerson, 136 N. Main Street**

Dr. Lewis and Andrea Mayerson request approval of a monument and sign for the Village Health Alliance building at 136 N. Main Street. The sign is a wall mounted sign located above the entrance to the building and the monument sign is just off the northwest corner of the building.

Planner Censky reported that this request complies with Code. It was confirmed that the color of the posts will match the cedar and the stone on the monument will match the building as well.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve the Monument and Sign for Dr. Lewis and Andrea Mayerson, 136 N. Main Street. **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

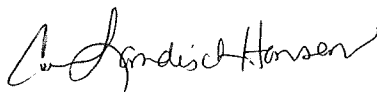
MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the meeting at 7:11 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Colleen Landisch-Hansen
Assistant Administrator

Signed by,



Dianne S. Robertson
Administrator