

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, April 12, 2016

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00PM

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 (excused)	Dan Luedtke
Asst. Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	
Clerk:	Amy L. Langlois	

III. BUSINESS

- A.** Approval of Minutes
1. March 8, 2016

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the March 8, 2016 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Outdoor Seating for Falafel Guys, 105 West Freistadt

Owner of Falafel Guys Chrissy Strolis presented plans for outdoor seating at 105 West Freistadt. There are no proposed seating changes from the previous restaurant owner. Commissioner Kucharski inquired as to if there will be tables with umbrellas. Ms. Strolis confirmed there will be.

Chairman Mobley informed Ms. Strolis that their Falafel Guys truck needs to be moved. Currently, the truck is in front of their business and is being viewed as additional signage. Planner Jon Censky stated that the Sign Code specifically prohibits using a truck as signage. Ms. Strolis's concern was that adequate space needs to be available for the dumpsters as well as the delivery trucks. Ms. Strolis is understanding and will move the truck.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve Outdoor Seating for Falafel Guys, 105 West Freistadt. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and approval of Sign for JRH and Associates, Joseph R. Hodorowski,
177 Green Bay Road

Joseph Hodorowski, JRH and Associates presented the Commission with plans for a sign at 177 Green Bay Road. The Historic Preservation Commission approved the sign on February 10, 2016, and Planner Censky has performed a site inspection. Planner Censky indicated that this is a replacement sign in an existing structure, is fully compliant and should be approved subject to the suggestions from the Historic Preservation Commission.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve the Sign for JRH and Associates, Joseph R. Hodorowski, 177 Green Bay Road, subject to the suggestions from the Historic Preservation Commission. **MOTION CARRIED UNANIMOUSLY.**

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D. Review and approval of Cedar Playset, Nick Ernster, 431 Alta Loma Drive

Nick Ernster, 431 Alta Loma Drive presented plans for a playset to be placed in the northwest corner of the property. Neighbors have been contacted and no opposition has been expressed. Planner Censky informed Mr. Ernster that the playset should be set three feet off the property line.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the Cedar Playset, Nick Ernster, 431 Alta Loma Drive. **MOTION CARRIED UNANIMOUSLY.**

**E. Review and approval of Gazebo/Patio Shelter, Fiddleheads Coffee Café,
192 South Main Street, Contingent on Other Committee Approvals**

Chairman Mobley shared that use of the public right-of-way for this project was approved at the Board of Trustees meeting on Monday, April 11, 2016. Ray Marcy, Fiddleheads Coffee Café, informed the Plan Commission that he has shared with the Village staff as well as the Village Board plans for a gazebo just to the south of their Café at 192 South Main Street. The gazebo will serve as additional seating throughout the year. The structure will require a variance because the proposed structure is 1-2 feet from the right-of-way. The Zoning Board of Appeals will meet in May to consider this variance.

This is a four-season structure that will include a gas fireplace. Commissioner Gengler inquired as to if there was any wood on the structure or if the whole structure was steel. Mr. Marcy stated that the structure is all steel and designed to be very open. There are garage doors that open and are located on the East, West and South sides of the gazebo.

Commissioner Luedtke questioned how many trees will need to be taken down. There are two pine trees that will need to be removed, one of which is already dead, and the property will be landscaped with a garden-like appearance. The current patio will remain.

Commissioner Kucharski believes these types of structures are standard and feels that it is nice, has an open feel and will draw customers. Mr. Marcy stated that the structure is very appealing and a lot of time and thought has been given to the appearance. It measures 26' x 26' and will seat 30-35 people comfortably.

MOTION by Commissioner Cabaniss, **SECONDED** by Commissioner Dyer to approve the Gazebo/Patio Shelter, Fiddleheads Coffee Café, 192 South Main Street, Contingent on Other Committee Approvals. **MOTION CARRIED UNANIMOUSLY.**

**F. Review and approval of Sign, Daryl Kranich, Downtown Pizza,
227 South Main Street**

Daryl Kranich from Downtown Pizza submitted plans for a sign at his location at 227 South Main Street. Downtown Pizza has a location in Grafton and is looking to expand to Thiensville.

This is a family business that has operated for 20 years in the restaurant industry. Downtown Pizza offers thin crust as well as deep dish pizzas. Everything is made from scratch, farmer's markets are utilized whenever possible and fresh ingredients are always used. Mr. Kranich is hoping to open the restaurant in July of this year.

Planner Censky explained that the intent is to use the existing signage with a new face. This fully complies. The proposed A-frame sign does not need Plan Commission approval and only needs to be submitted to the Building Inspector. Planner Censky recommends approval.

Commissioner Gengler did question parking and inquired as to if there was parking in the back of the building. Mr. Kranich stated that the dine-in service is not as heavy as their carry-out business.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Cabaniss to approve the Sign for Daryl Kranich, Downtown Pizza, 227 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

G. Review and approval of Sign, Christy Zach, Thiensville-Mequon Small Animal Clinic, 425 North Main Street

Christy Zach from the Thiensville-Mequon Small Animal Clinic submitted new signs for 425 North Main Street to replace existing signage. Planner Censky stated that the sign in front fully complies; however, the two directional signs exceed the maximum allowed for directional signs by 2 square feet. If these two signs are reduced in size, the sign package fully complies with the Sign Code. Ms. Zach requested a waiver for those two signs because the existing signs are that size and believes removing the existing signs may damage the building. Only one of these signs is visible from the road. Planner Censky anticipated this request. The wall panel sign will allow for doctor names to be changed easily; the current sign does not have this capability and has the name of a doctor that has not practiced at the Clinic in years.

Commissioner Gengler questioned the background color of the illuminated sign. It is light gray in color. This sign does comply.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the Sign, Christy Zach, Thiensville-Mequon Small Animal Clinic, 425 North Main Street with the Waiver for the two Directional Signs. **MOTION CARRIED UNANIMOUSLY.**

H. Review and approval of Dock for Warehouse, Shully's, 146 Green Bay Road

Mr. Shully is not in attendance.

I. Review and approval of Plans to Convert Patio to Rec Room and Storage, John Workman, 517 Alta Loma Drive

John Workman, 517 Alta Loma Drive would like to convert his back door patio into a rec room with a crawl space below. This project will result in shifting the existing outside wall, door and window to match the location of the west wall. The footprint of the home will remain unchanged.

Planner Censky shared that this is an ideal way of maximizing your home without expanding the footprint and is simply moving a wall. This fully complies and Planner Censky recommends approval.

MOTION by Commissioner Cabaniss, **SECONDED** by Commissioner Dyer to approve the plans to convert the patio to rec room and storage, John Workman, 517 Alta Loma Drive. **MOTION CARRIED UNANIMOUSLY.**

J. Review and approval of Variance to Sign Code for Temporary "For Sale" Sign, MSP Real Estate, Inc., 200 Green Bay Road

Daniel DiFrancesco, MSP Real Estate, Inc., represented Milo Pinkerton at this evening's meeting. A temporary "For Sale" sign is requested for the property at 200 Green Bay Road to be placed at the corner of Green Bay Road and Riverview Drive. This sign measures 48" x 96".

Planner Censky shared that typically "For Sale" signs do not come before the Plan Commission, however, in this instance this sign exceeds that of the allowable size. A variance is requested to the Sign Code. Basically, this is double the size of what Code allows. The setback of 20' was confirmed.

The suggested time frame of six (6) months was recommended to allow this sign, and after that time MSP may petition the Plan Commission for an extension.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Cabaniss to approve the Variance to Sign Code for Temporary "For Sale" Sign, MSP Real Estate, Inc., 200 Green Bay Road, for a Period of Six (6) Months. **MOTION CARRIED UNANIMOUSLY.**

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- K.** Review and approval to Replace Shed, Sam and Sally Lantinga,
200 Park Crest Drive

Sam and Sally Lantinga, 200 Park Crest Drive plan to replace an existing plastic shed with one that measures 14' x 10' x 10' in the rear of their property. The shed will be constructed of galvanized steel siding with double door access. Planner Censky shared that this needs to be at least 5' from the property line and 3' from the roof of the garage. The color of the shed will match the home. There is not a concrete floor currently and the new shed has a steel floor. This shed fully complies.

MOTION by Commissioner Cabaniss, **SECONDED** by Commissioner Luedtke to approve to Replace Shed, Sam and Sally Lantinga, 200 Park Crest Drive. **MOTION CARRIED UNANIMOUSLY.**

- L.** Review and approval of Fence in Back Yard, Eric Ploeckelman,
114 North Highland Avenue

Eric Ploeckelman, 114 North Highland Avenue is seeking approval for a fence in the back yard of his residence. The proposed fence is 4 feet high with a gate. The fence is a dog-eared style picket fence enclosing his rear yard.

Planner Censky shared that this fully complies.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the Fence in Back Yard, Eric Ploeckelman, 114 North Highland Avenue. **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 6:39PM. **MOTION CARRIED UNANIMOUSLY.**

Chairman Mobley reconvened the meeting at 6:42PM.

Roll Call was called and all are present with Commissioner Rick Gattoni excused.

- H.** Review and approval of Dock for Warehouse, Shully's, 146 Green Bay Road

Scott Shully, Shully's Catering, 146 Green Bay Road apologized for being late and thanked the Plan Commission for reconvening. Mr. Shully is requesting approval for a dock off the south side of the cold storage warehouse building that was approved by this Commission in October, 2015. This dock will extend 7' out from the warehouse and 24' along the side of the building. This includes a staircase with appropriate handrails.

Planner Censky shared that this is fully compliant.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Cabaniss to approve the Dock for Warehouse, Shully's, 146 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

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MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Cabaniss to adjourn the meeting at 6:46PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Colleen Landisch-Hansen
Assistant Administrator

Signed by,



Dianne S. Robertson
Administrator