VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES

DATE: **Tuesday, February 4, 2020** **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:	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
	Carol Gengler	Dan Luedtke (excused)
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

A. Approval of Minutes
1. December 3, 2019
2. January 7, 2020
3. January 21, 2020

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Gattoni to approve the December 3, 2019, January 7, 2020 and January 21, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of Gordie Boucher Alteration/Renovation, 101 North Main Street

Peter Ogorek, architect with Perspective Design, Inc. presented to the Commission alteration/renovation plans for 101 North Main Street. The building is on the Boucher property and is not currently being utilized. Plans are to use this building as the used car sales portion of Boucher.

The first floor of this building is elevated about two feet above the sidewalk elevation. There is ceramic tile above and below the windows that is not original to the building. Plans are to lower the first floor of the building to the sidewalk elevation in order to provide handicap accessibility and to get a vehicle inside the building to display. Along with this will be handicapped accessible bathrooms, a conference space for the employees, sales desks for the used car employees and a break room.

On the east exterior of the building, the ceramic tiles will be removed with new historically accurate windows installed and create a sign band above the windows in the existing masonry opening. Original photos of this building have not been able to be located.

Plans for the south side of the building are to create the same window proportions as on the east side. An additional window is proposed to open up the first floor area.

On the parking lot side, an accordion style door is planned and will be used to get a car in the building. This is also the side of the building that customers will enter.

There are not too many alterations to the west side of the building planned. There is some mechanical equipment that will be enclosed with a fence and there will be some planters installed.

The proposed sign is not internally illuminated; it has letters that are applied to the sign face and illuminated from the eyebrow above with 3" or 4" canned lights that shine on the letters.

Planner Censky noted that with respect to the renovation of the building, this is a non-conforming building because it lacks proper setback, however, state law allows what is being proposed. With respect to the signage, Planner Censky indicated that the existing sign on the north elevation was approved by variance in the past. The proposed sign on the east elevation exceeds the maximum permitted by 22 square feet and the proposed sign on the south elevation exceeds the number of signs. Buildings of this nature are allowed one sign by code.

Director of Community Services/Public Works Andy LaFond shared that this request has been before the Historic Preservation Commission and the signs and project were approved with stipulations. There was debate at the Historic Preservation Commission meeting regarding the basement windows. One of the stipulations was for Boucher not to lower the window sills on two of the windows.

Boucher proposed to the Historic Preservation Commission to remove the windows on the south side and brick them in with salvaged brick. The Historic Preservation Commission added a stipulation that the window openings are to remain. The floor will be lowered to below those window sills so the windows would be at your ankles inside the building. After the Historic Preservation Commission meeting, Boucher revised their proposal to make the windows false windows so they look like windows from the outside. This involved these south side windows as well as a basement window on the north side and a stairwell window that would have otherwise been bricked in with salvaged brick.

It was confirmed that the Plan Commission can recommend to the Village Board to overrule a decision handed down from the Historic Preservation Commission.

Mr. Ogorek stated that he agreed with the Historic Preservation Commission's decision at the time to keep the windows and not modify the window sills. President Mobley inquired as to what Mr. Ogorek preferred. Mr. Ogorek prefers his original submittal of removing the windows.

Commissioner Kucharski would like to see the windows in question removed and filled in with brick. This was the original design. Commissioner Gengler agreed. The lowering of the window sill had more to do with the function on the inside of the building and not necessarily the aesthetic on the outside. Commissioner Gattoni stated that from a construction standpoint, it makes more sense to use the longer windows as originally planned. Commissioner Kucharski also shared that he likes the proposed color palette.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Hughes to approve the Originally Submitted Gordie Boucher Alteration/Renovation, 101 North Main Street and to Recommend to the Village Board to Overturn the Historic Preservation Commission Stipulations from their January 15, 2020 Meeting. **MOTION CARRIED UNANIMOUSLY.**

C. Review and approval of Sign Code Waiver/Plan Approval, Gordie Boucher, 101 North Main Street

Commissioner Dyer questioned the existing sign on the north elevation that requires a sign code waiver and stated that there is a Ford sign on Main Street already. Commissioner Gattoni agreed and would like to compromise by removing the sign requiring a waiver and go with the two proposed on the south side and on Main Street.

Mr. Ogorek stated that the sign on the north elevation is about 60-70 feet off the road and 8 feet off the ground and that the intention of that sign is for those on the dealership grounds to understand that this is the pre-owned portion of the business as opposed to the new car showroom. Chairman Mobley inquired if this sign could be changed to make it more in line with the new period-looking signage. Mr. Ogorek stated that this could be considered.

Planner Censky suggested going along with the original plans for the other two signs with the understanding that this sign be removed and come back with a sign that better fits.

Chairman Mobley appreciates the investment of Gordie Boucher in the Village.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Hughes to Approve Waiver for Signage on the East and South Elevation With the Stipulation that the Existing Sign on the North Elevation Be Removed and Come Back with a Revised Sign that Better Matches the Newly Proposed Signs, Gordie Boucher, 101 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

D. Review and approval of Pro Health Chiropractic, Architectural, Site and Exterior Lighting, 407 North Main Street

Steve Peskie, Distinctive Design Studio, addressed the Commission on behalf of Pro Health Chiropractic, 407 North Main Street. They are proposing to add a new canopy element to the north façade of the structure that extends out into the parking lot along with some upgrades to the parking lot. The main architectural features include some wood columns anchored with some brick faces to match the brick on the main building. For the most part, the south, east and west elevations will not be altered.

Planner Censky indicated that four parking stalls will be eliminated for this new entrance. There is a new dumpster pad proposed at the southwest corner of the parking lot. A screening plan should be submitted. Mr. Peskie stated that there is still ongoing discussion on whether to keep the existing dumpster pad at its current location or to move it.

Planner Censky requested information regarding signage as well as a cut-sheet for lighting showing the style, intensity and height of these fixtures.

The main primary function of the building would be for the chiropractic office and will have a secondary tenant space. Planner Censky requested to be notified of who the second tenant space will be to confirm that it is allowed by code.

Plans at this point are to reuse the existing monument sign.

The building will have a main entrance with a common area in the center for both businesses.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Dyer to approve Pro Health Chiropractic, Architectural, Site and Exterior Lighting, 407 North Main Street Contingent on Submittal of Dumpster Enclosure and Lighting Plans and to Return to Plan Commission for Sign Approval. **MOTION CARRIED UNANIMOUSLY.**

E. Review and approval of Residential Addition/Remodel, Jesse Daily, 215 Madero Drive

Jesse Daily, 215 Madero Drive, presented plans for a residential addition/remodel. The plans would take his home from a two-bedroom, 1½ bath to a five-bedroom, 3½ bath home. The home has a one-car garage and proposed is a two-car garage. Proposed is a 1,617 square foot garage addition off the south end of the single-family home. The existing garage will be converted into living space.

Planner Censky indicated that this fully complies with the Zoning Code and requested that the south property line be verified to ensure the addition will meet the 10 foot setback.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve Residential Addition/Remodel, Jesse Daily, 215 Madero Drive. **MOTION CARRIED UNANIMOUSLY.**

All applicants <u>or</u> their contractors must be present for any approvals.

IV. STAFF REPORT

Successful Smiles has recently opened for business at 413 North Main Street. The face of the sign changed to update their image. Signage falls within the freedom of speech issue. The Plan Commission has no right by state law to judge the style of a sign. The Successful Smiles sign was submitted and approved at staff level. Sign style, size, number of signs and location can be regulated, however, this sign was only a name change for the business.

V. 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.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the meeting 7:02 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,	Approved by,	Signed by,
Amy L. Langlois Village Clerk	Andy LaFond Director of Community Services/ Public Works	Colleen Landisch-Hansen Administrator