VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES

DATE: **Wednesday, June 10, 2020**

LOCATION: **Village of Thiensville**
250 Elm Street

TIME: **6:30 PM**

Join Zoom Meeting
https://us02web.zoom.us/j/86248954082?pwd=dEhXTVhHV0pGZGdBTWU4dXZENEpOZz09

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I. CALL TO ORDER

Chairman Mobley called the meeting to order at 6:30 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
	Carol Gengler	Dan Luedtke
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

A. Approval of Minutes
1. May 5, 2020

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the May 5, 2020, Plan Commission Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of Sign Plan, Pro Health Chiropractic, Eric Stanenas, 407 North Main Street

Applicant Eric Stanenas appeared online via Zoom. No change to existing sign and frame, the panels will be updated to reflect the new business. A portion of the base will be used to identify a future tenant. Planner Censky said the sign is code compliant. The base of the sign has a dark background where light shines through the lettering, which is consistent with Village Code.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve Sign Plan, Pro Health Chiropractic, Eric Stanenas, 407 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

C. Review and approval of Sign Plan, Stone Exterior, Canopy and Patio, Prime Minister, Efthimios Triantafilliou, 517 North Main Street

Efthimios "Tim" Triantafilliou appeared in person and provided details of his plans. The patio on the east side of the building will be approximately 48 feet by 68 feet. There will be no door from the dining room to the patio, as shown in the submitted plans. There will be a sidewalk from the front entrance on the north side to the patio. Director LaFond added there will be a new waste enclosure that will be built with the same stone that will be added to the exterior of the building. The current trash enclosure is a chain link fence. The current pole sign will be exchanged for the proposed monument sign. The base of the monument sign will be the same stone as the building. The sign panels will have a gray background. Concept drawings show new awnings, a painted accent strip and the new stone façade for the building. The drive-thru window will be added to the south side of the building. Traffic circulation will remain the same. A new parking area at the northwest corner of the site will accommodate 37 new spaces. The bottom of the sign will be the same stone as the building. The top of the sign will have a gray background. Planner Censky recommended approval with submittal and staff approval of a landscape plan and submittal of architectural drawings identifying the drive-thru window.

Chairman Mobley said the improvements will be very nice. Commissioner Gattoni called it a major improvement that will make the north end of the Village look much nicer. The new sign is particularly welcome. Chairman Mobley added the Prime Minister is a long-time business in the Village and wishes them all the best in the future.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to approve Sign Plan, Stone Exterior, Canopy and Patio, Prime Minister, Efthimios Triantafilliou, 517 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

D. Review and approval of Pool, Darlene Piekarek, 611 Riverview Drive

Darlene Piekarek appeared in person. Ms. Piekarek wants to put a pool in her yard due to COVID-19. Planner Censky said the Village treats pools similar to accessory structures. It must be in the backyard. Since it is a portable pool, a building permit is not required. Planner Censky said the pool should be kept closer to the applicant's home, rather than adjoining properties. Commissioner Gengler inquired about fencing requirements. Director LaFond said the building inspector has indicated that a fence is not required if the pool is at least 4 feet tall and a ladder can be locked or removed.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve Pool, Darlene Piekarek, 611 Riverview Drive. **MOTION CARRIED UNANIMOUSLY.**

E. Review and approval of Sign Code Waiver and Sign and Lighting Plan Approval, Mikelle Flanner, Fifth-Main (Formerly E-Collectique), 174 South Main Street

Mikelle Flanner appeared in person. The proposed projecting sign replaces an existing sign. Signs on the north and south walls would provide visibility for the business to traffic on Main Street. Planner Censky said the item has been proposed as a Sign Code waiver because the Sign Code does not permit signs on either side of the building. The size of the signs would be for the Commission to determine. The length of the projecting sign needs a waiver as the Sign Code limits projecting signs to a max projection of 4 feet from the façade of the building. The proposed sign extends 6.8 feet. The square feet of all the proposed signage combined meets code.

Commissioner Kucharski asked about the hours of operation. Ms. Flanner said the business is open 10:00 AM to 6:00 PM Tuesday through Saturday. Approval for lighting is sought now, but a decision about lighting the sign will be made later in the year after it begins getting dark earlier. Commissioner Kucharski added he is not sure the sign on the south side is necessary, but he is in favor of both signs. They would dress up a portion of the wall that has been tarnished by signs from previous businesses.

Commissioner Gattoni likes the design of the sign, but questioned the size. Ms. Flanner said the size was determined with by fit proportionally on the side of the building while covering the tarnishing on the wall.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke for approval of Sign Code Waiver and Sign and Lighting Plan Approval as presented, Mikelle Flanner, Fifth-Main (Formerly E-Collectique), 174 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

F. Review and approval of Home Addition, James and Paula Gibson, 343 East Freistadt Road

The builder, Bob Henderson, Henderson Group Inc., appeared in person. This is a 500-square-foot addition to the home. It includes a master bedroom, master bathroom, walk-in closet, a powder room, laundry room and mud room. The addition will project to the south in the back yard and is not visible from the street. There is an existing one-stall garage that will be razed. Modern building materials will be used, but the style and colors of the addition will be consistent with the existing home.

Planner Censky said he has known Mr. Henderson for a long time and vouched for the quality of his work.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve Home Addition, James and Paula Gibson, 343 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

G. Review and approval of Detached Garage, James and Paula Gibson, 343 East Freistadt Road

Jerry Kiefer of J.D. Griffiths, the contractor, appeared online via Zoom. Planner Censky said the garage complies with Village Code. One of the existing outbuildings must be removed. Commissioner Gattoni inquired which building on the plans would be coming down. The building that will be razed is labeled on the plans as "Shed."

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve Detached Garage, James and Paula Gibson, 343 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

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

IV. STAFF REPORT

Director LaFond said a sign at 138 Buntrock Avenue was approved at the staff level. The sign at the old church will be going in the existing frame. A deck was approved at 774 Grand Avenue.

Staff also is discussing changing the order of the Historic Preservation Commission and Plan Commission meetings so applicants can get projects considered and approved without waiting nearly a month between meetings. Chairman Mobley added it would be nice to make the process easier for applicants.

Commissioner Gengler asked about parking at 138 Buntrock Avenue. Director LaFond said the four spaces behind the church are in addition to parking on the road and are for employees. Commissioner Gengler asked about the addition of Mequon Water to the new homes being built on Orchard Street. Director LaFond said the new homes will be connected to Mequon Water and that neighboring homeowners will be kept informed about options to connect to water.

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 Luedtke to adjourn the meeting at 7:19 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,	Approved by,	Signed by,
Gary Achterberg Administrative Assistant	Andy LaFond Director of Community Services/ Public Works	Colleen Landisch-Hansen Administrator