VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES

DATE: **Tuesday, July 7, 2020** **LOCATION:** **Village of Thiensville**
250 Elm Street

TIME: **6:00 PM**

Join Zoom Meeting
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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 (absent)
	Rick Gattoni	Ken Kucharski
	Carol Gengler (excused)	Dan Luedtke
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

A. Approval of Minutes
1. June 10, 2020

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Gattoni to approve the June 10, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of Variance Extension for One Year to Sign Code for Temporary "For Sale or Lease" Sign, MSP Real Estate, Inc., 200 Green Bay Road

Director of Community Services/Public Works Andy LaFond shared that there have been improvements made in regards to yard maintenance since a certified letter had been sent asking for the grass to be mowed as well as for dead trees to be removed. The grass has been mowed and the dead trees have been marked. Director LaFond also asked for a soffit in the back to be repaired.

Commissioner Dyer inquired if the "For Sale" sign should be brought up to code due to the length of time it has been up.

Director LaFond shared that in the last six months there have been two inquiries about the building. There has been one offer on the building, however, it was not accepted.

The Commission would like an update from MSP Real Estate at the August meeting.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve Variance Extension for One Year to Sign Code for Temporary "For Sale or Lease" Sign, MSP Real Estate, Inc., 200 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

C. Review and approval of Shed, Andrew Wagner, 432 Madero Drive

Mr. Wagner was not in attendance. This item has been tabled until August.

D. Review and approval of Shed, Patricia Sholts, 103 North Highland Avenue

Vince Cicirello, 103 North Highland Avenue, is requesting a shed measuring 8' x 10' to be located at the northwest corner of the property, it will be of DuraPlus vinyl siding and the color will be natural tones (tan/brown).

Village Planner Jon Censky reported that the plans fully comply with the dimensional requirements of the code in respect to size and location.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Shed, Patricia Sholts, 103 North Highland Avenue. **MOTION CARRIED UNANIMOUSLY.**

E. Review and approval of New Home, Bob Schmeckpeper, 125 Ellenbecker Road

Bob Schmeckpeper submitted plans for a single-family new home at 125 Ellenbecker Road. The lot is the old playground from the Lumen Christi elementary school.

The home will be built by Bielinski Homes. The siding will be gray/blue with four feet of block in the front, white gutters and trim, Driftwood roof, Timely Autumn Brown front door with a dark oak garage door.

Planner Censky shared that because Ellenbecker Road was not constructed within a standard public road right-of-way but rather is within an easement for public right-of-way for road and utilities purposes, the 25 foot front setback is measured from the edge of that easement as opposed to the standard public road right-of-way. Planner Censky does not see this changing in the foreseeable future. With that, the plans fully comply.

Village Planner suggested that the Director of Public Works review and approve the grading, drainage and erosion control plans. Director LaFond will consult with the builder and ensure that there are no new issues introduced by building this new home. The home to the south of this development has their sump pump currently discharging on to the property that Mr. Schmeckpeper purchased so there are some things to address to alleviate any future neighborhood drainage issues. Approval this evening should include the condition that Director LaFond review and approve the grading, drainage and erosion control plans.

Planner Censky shared that this proposed home compliments the home recently approved for development on North Orchard Street.

Mr. Schmeckpeper hopes to break ground in August. Director LaFond shared that sanitary sewer is available, this property has a private well and electrical is overhead in the back.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve New Home, Bob Schmeckpeper, 125 Ellenbecker Road, With the Condition that the Applicant Secure a Building Permit Prior to Construction, Director of Community Services/Public Works LaFond Review and Approve the Grading, Drainage and Erosion Control Plans and the Applicant Coordinating Connection to the Sanitary Sewer and Water Systems with Director LaFond. **MOTION CARRIED UNANIMOUSLY.**

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

IV. STAFF REPORT

Director LaFond informed the Commission that there was a fence at 209 South Highland Avenue that was staff approved.

Also, there was a garage submitted at 300 Buntrock Avenue that will need to go to the Zoning Board of Appeals. The existing garage will be razed with a new garage constructed in the same location. The old garage is out of compliance in regards to setback. The applicants are requesting a variance. If the variance is granted by the Zoning Board of Appeals, then the garage will be before the Plan Commission for review. This cannot be grandfathered due to the fact that the garage will be removed before a new one is constructed. Village Planner Censky suggested that at the very minimum to grandfather this, there would need to be a frame of a new garage.

V. BUSINESS FROM THE FLOOR

Commissioner Kucharski inquired about a home addition on Freistadt Road and asked if Director LaFond could look into this to see if any permits had been pulled and/or if Plan Commission is required for any work at the home.

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 6:19 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