

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, May 3, 2016

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	Carol Gengler
	Mike Dyer	Ken Kucharski
	Rick Gattoni	Dan Luedtke
Asst. Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	

III. BUSINESS

- A.** Approval of Minutes
1. April 12, 2016

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the April 12, 2016 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval to Expand Driveway, Carl Lehenbauer
338 Riverview Drive

Carl Lehenbauer, 338 Riverview Drive presented plans to expand his current driveway to provide a basketball court for his family and space for additional drivers in the future.

Planner Jon Censky reported that from a zoning standpoint, this meets all setback requirements and is code compliant.

Commissioner Gengler inquired as to if the court will be lit with any other light than the one that is on the garage. There will be no additional lighting.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to approve the Expanded Driveway, Carl Lehenbauer, 338 Riverview Drive. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and recommendation to the Village Board of Land Use Amendment,
Port Washington State Bank, 104 Spring Street

Chris Elias from The Redmond Company was in attendance representing Port Washington State Bank. The property at 104 Spring Street was purchased by Port Washington State Bank and closed on this property last week. This is just West of the other property Port Washington State Bank purchased for their new site.

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Planner Censky indicated that state law requires that before any land use decisions are made, that the Comprehensive Land Use Plan and the Zoning Code must be consistent with each other. In this instance, the site is zoned commercial to support the proposed use, but the Land Use Plan classifies the property as residential to reflect the existing use. Before this project can move forward, the land use classification for this site must be adjusted from single family residential to commercial. The recommendation from the Plan Commission will then go before the Village Board as well as a Public Hearing. After this process is complete, plans may be submitted for development.

Commissioner Luedtke inquired as to if this was the only residential property considered for this project. Planner Censky confirmed that the property at 104 Spring Street will be the only residential property effected.

Assistant Administrator Colleen Landisch-Hansen confirmed that, if approved, the Public Hearing will be held on Monday, June 6, 2016 at 6:00 PM.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Kucharski to Recommend to the Village Board to Approve the Land Use Amendment of 104 Spring Street from Residential to Commercial for Port Washington State Bank. **MOTION CARRIED UNANIMOUSLY.**

D. Review and approval of Garage, Michael Koepke, 127 South Main Street

Linda Koepke, 127 South Main Street presented plans for a three-car unattached garage for storage and vehicles.

Planner Censky reported that this garage exceeded code with respect to the height and size of the garage. Because of this, a letter of denial was sent to Michael and Linda Koepke which was then sent to the Zoning Board of Appeals. The Zoning Board of Appeals met and approved the garage as proposed, and a variance was granted for both the height and size. With this variance, the garage now complies with all other zoning requirements. Once the new garage is constructed, the existing garage must be removed.

Commissioner Luedtke inquired as to if there is a shared driveway. Mrs. Koepke confirmed that they do share a driveway with their neighbor just to the north, Greg Mueller. Commissioner Gattoni asked how the storage would be utilized. The storage will be used for Mrs. Koepke's interior design supplies/furniture. This property is also the residence of Mr. and Mrs. Koepke.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Dyer to approve the Garage, Michael & Linda Koepke, 127 South Main Street as submitted with the Stipulations that the Existing Garage Shall Be Razed Immediately Following the Construction of the New Garage, The Proposed Garage Shall Be Setback at Least 3 Feet from any Property Line, and the Applicant Shall Secure a Building Permit Prior to Construction. **MOTION CARRIED UNANIMOUSLY.**

**E. Review and approval of Backyard Fence, Robert Cornell
737 Riverview Drive**

Robert Cornell, 737 Riverview Drive was in attendance and would like to enclose a small section of his backyard with a 4' contemporary picket dog-eared style fence.

Planner Censky shared that this fence fully complies with all requirements.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve Backyard Fence, Robert Cornell, 737 Riverview Drive. **MOTION CARRIED UNANIMOUSLY.**

**F. Review and approval of Replacing Deck on Second Floor Flat Roof, Joan Azinger
163 Green Bay Road**

Joan Azinger shared pictures of the proposed deck for 163 Green Bay Road. Ms. Azinger recently removed the upper deck located over her flat roof to replace the rubber roof membrane and now proposes to replace the wood deck in the same location of the former deck.

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Planner Censky shared that there are no zoning issues. Commissioner Gengler suggested having the front railing extend to the neighbor's property. As it is proposed, there is a gap of about three feet between the end of the front railing and the neighbor's property. Ms. Azinger agrees that this would look nice and has reached out to the business owner but has not gotten a reply.

Planner Censky does not believe there are any setback requirements that pertain to a deck of this kind. If the railing cannot be attached, stopping it just inches from the neighbor's property would be more aesthetically pleasing.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Dyer to approve Replacing Deck on Second Floor Flat Roof, Joan Azinger, 163 Green Bay Road, Extending the Front Railing Across the Length of the Front of the Deck. **MOTION CARRIED UNANIMOUSLY.**

G. Review and approval of Deck, William Scozzafave, 355 Vernon Avenue

William Scozzafave shared plans for a raised deck extending back from his garage and wrapping around the southwest corner of his home at 355 Vernon Avenue.

Planner Censky reported that this deck fully complies and there are no zoning issues.

There are no proposed rails on the deck and is less than two feet off the ground. The Building Inspector will determine whether a railing is required. Once plans are submitted, this determination will be made.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the Deck, William Scozzafave, 355 Vernon Avenue. **MOTION CARRIED UNANIMOUSLY.**

**H. Review and approval of Storage Shed, Glen and Sharon Halloran
180 Heidel Road**

Glen and Sharon Halloran would like to install a 10' x 10' storage shed at 180 Heidel Road in the backyard.

Planner Censky clarified that this will need to be 3 feet from the property line and inquired as to the color of the shed. Mrs. Halloran shared that the color will match the house.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve the Storage Shed, Glen and Sharon Halloran, 180 Heidel Road. **MOTION CARRIED UNANIMOUSLY.**

I. Review and approval of Sign, Twin Nail, 251 North Main Street

Thy Nguyen, owner of Twin Nail, 251 North Main Street presented plans for a new sign replacing HC Nail.

Planner Censky reported that there was not sufficient information provided to make a determination on the size of the sign. Mr. Nguyen shared that the new sign will be the same size as the previous sign.

A new plan with the height and length of the proposed sign and specifically where it will be located was requested.

Assistant Administrator Landisch-Hansen suggested contacting the sign company to obtain the information needed.

Planner Censky shared that it appears that this will be consistent with the other signs on the shopping center and believes this complies with the Sign Code.

MOTION by Commissioner Cabaniss, **SECONDED** by Commissioner Gattoni to approve Sign, Twin Nail, 251 North Main Street Subject to Submittal of Detailed Plans Showing Dimensions of the Height, Length and Location of New Sign and the Planner's Review of the Details for Compliance. **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.

Commissioner Luedtke inquired as to the new tenant next to the dry cleaner on East Freistadt Road and inquired as to if the tenant will be coming before the Plan Commission with a request for a new sign. Chairman Mobley reported that the new tenant is Steve Sand, owner of Sea N Sand. Planner Censky did confirm that Mr. Sand did contact him regarding obtaining a sign.

Commissioner Kucharski questioned whether the dive flag that is display was allowed. Planner Censky confirmed that the flag is not allowed and will make contact with Mr. Sand asking that the flag be removed.

V. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to adjourn the meeting at 6:25 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Colleen Landisch-Hansen
Assistant Administrator

Signed by,



Dianne S. Robertson
Administrator