

**VILLAGE OF THIENSVILLE**  
**SPECIAL PLAN COMMISSION**  
**MINUTES**

**DATE:** Tuesday, March 16, 2021

**LOCATION:** Village of Thiensville  
**Fire Department Training Room**  
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:	Douglas Chimenti	Carol Gengler
	Mike Dyer	Sarah Hughes (arrived at 6:04 PM)
	Rick Gattoni (excused)	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

**III. BUSINESS**

**A. Update on Village Board Parking Discussion**

The Village Board, per the request of the Plan Commission, discussed parking in the B-1 District at its March 15, 2021 meeting. Staff discussed previous studies and presented two immediate ideas that involve parcels the Village owns. It will take several months to do a study based on easements, property owners, what is achievable and what can be combined. Some options would involve easements from either We Energies or the railroad. The Village Board asked for more information and directed staff to conduct a more in-depth study; realistically no action is likely to be taken until after the 2022 budget is set. It is the Village's desire and plan for the Lumber Yard area to be redeveloped; and when that occurs, there will be even more demand for parking in the area.

**B. Review and action regarding cheel, llc, Rebuild, Jesse Daily, 105 South Main Street**

Mr. Daily has obtained an amended lease as well as a new lease for private parking. The 14 parking spots they had for employees at the time the Pavilion was approved was changed to 20 spots for customers and employees. Staff also has reviewed a 12-spot lease for employees, taking the total number from 14 to 32. There will be eight parking spots, including a handicapped spot, on the cheel property.

Commissioner Chimenti noted there are four businesses competing for parking in the downtown area. Parking has been discussed at every Plan Commission meeting since Commissioner Chimenti joined the Commission in October. Mr. Daily stated that the capacity for occupants in the proposed new cheel building is fewer than when the Pavilion was approved.

The parking issues discussed by the Village Board affect all businesses downtown. Remington's would face similar concerns if it loses the lease for its parking on Main Street according to Commissioner Chimenti. Chairman Mobley noted there are other areas Village staff can explore to coordinate shared parking on Friday and Saturday evenings.

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Commissioner Kucharski reviewed the plans and determined there was capacity of 179 on the first floor, 170 on the second floor and 75 at the baaree. That is a total of 424 and a big increase over the original facility. Barkha Daily stated that capacity is actually 32 fewer than what had been approved for the cheel and Pavilion. The parking is still approximately 30 spots short according to Commissioner Kucharski.

Mr. Daily stated that if their customers are finding it difficult to park, they will explore other options.

In the past, other businesses that have come to the Plan Commission have had the same parking requirements. They either came up with that number or came close according to Commissioner Kucharski. Mr. Daily responded that it will be a rare situation when the cheel and baaree will be at capacity.

Parking is at a premium in the downtown business district. Between Shully's, Remington's, Skippy's and the cheel, there are 50 to 70 employees and 500 to 700 customers. Commissioner Kucharski stated that this is a fantastic new facility, but the parking cannot support it.

There are a total of 12 businesses in the area. There have been few problems with people parking in spots designated solely for one business. The issue is that all of these businesses are growing and need the space.

**MOTION** by Commissioner Hughes, **SECONDED** by Commissioner Chimenti to approve cheel, llc, Rebuild, Jesse Daily, 105 South Main Street.

**Ayes:** Commissioners Chimenti, Dyer, Gengler, Hughes and Chairman Mobley

**Naes:** Commissioner Kucharski

**MOTION CARRIED.**

Commissioner Kucharski noted his vote is based strictly on the fact that there is not adequate parking, however, does support the business.

**IV. STAFF REPORT**

No report.

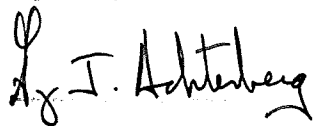
**V. BUSINESS FROM THE FLOOR**

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 Chimenti to adjourn the Meeting at 6:29 PM.  
**MOTION CARRIED UNANIMOUSLY.**

Prepared by,



Gary Achterberg  
Administrative Assistant

Submitted by,



Amy L. Langlois  
Village Clerk/Deputy Treasurer