

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, May 11, 2021

LOCATION: Village of Thiensville
Fire Department Training Room
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Commissioner Kucharski called the meeting to order at 6:00 PM.

II. ROLL CALL

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|---|------------------------|------------------------|
| Chairman: | Van Mobley (excused) | |
| Commissioners: | Douglas Chimenti | Carol Gengler |
| | Mike Dyer | Sarah Hughes (excused) |
| | Rick Gattoni (excused) | Ken Kucharski |
| Planner: | Jon Censky | |
| Director of Community Services/Public Works: | Andy LaFond | |

III. CITIZENS TO BE HEARD

Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you **must** pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. BUSINESS

- A. Approval of Minutes**
1. April 13, 2021

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Dyer to approve the April 13, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

Commissioners took up Item C first.

- B. Review and action regarding 20' x 20' Temporary Tent, Kristina Eckert, glaze, llc, 149 Green Bay Road**

Kristina Eckert, 149 Green Bay Road, is requesting a 20' x 20' temporary tent. The same tent was used last year and noted people are more comfortable being outside. The tent is used for birthday parties and other activities as well as by customers who purchase ice cream.

Commissioner Kucharski noted that the tent is a great idea and suggested that use of the tent be permitted through the summer season. It is likely other businesses will make similar requests. The accommodation is for the customers as much as for the business. Village Planner Jon Censky added other communities are taking similar steps to help local businesses. Having people outside also shows that the community is active.

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MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to approve 20' x 20' Temporary Tent, Kristina Eckert, glaze, llc, 149 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding 12' x 10' Storage Shed, Erin Shutic, 604 East Freistadt Road

Erin Shutic, 604 East Freistadt Road, presented a 12' x 10' pre-made shed that will match the house. It will be white with black shutters. Ms. Shutic shared that she had talked to neighbors to the north and the west; both have no concerns regarding the shed and its placement. The proposed shed completely complies with zoning requirements according to Planner Censky. Staff has no objections.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve 12' x 10' Storage Shed, Erin Shutic, 604 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Ordinance Amending the B-1 Central Business District Text to Allow Limited Residential Use on the Ground Floor Space of Buildings

Director LaFond noted that the Plan Commission discussed this Ordinance at a prior meeting and was tabled because Commissioner Chimenti had a question related to bathrooms in the commercial space. The building inspector reported that requirement would not be a zoning issue but would be addressed in Wisconsin Administrative Code, according to Director LaFond. Planner Censky added the zoning code regulates the use and rules from other entities also come into play. Commissioner Kucharski likes the fact that the resident cannot occupy the storefront portion of the ground floor; there still has to be business or office space.

Commissioner Chimenti still has concerns and understands that property owners can make more from residential rent but a small space in front is not likely to be leased for business purposes. There is no incentive to the landlord to convert the space back to business use and believes this is a loophole to change business zoning to residential. Commissioner Chimenti has talked to others in the community who also do not like the idea.

Planner Censky asked if the spaces were initially business or residential. Director LaFond shared that the majority were built as residences. Planner Censky shared that a similar Ordinance came before the Cedarburg Plan Commission who shared the same concerns. Cedarburg and Thiensville are similar with regard to the original downtown area i.e. single-family homes and duplexes mixed in with commercial properties. Cedarburg ultimately allowed the residential use if the property was originally constructed as a residence. While it might not always be the case, Director LaFond noted the spirit of this proposal is that the spaces would be owner-occupied. There are perhaps 10 or 12 properties to which this could apply.

Director LaFond asked if these could be handled through the conditional use process with a review when the property changes hands. Planner Censky stated that would be possible and would allow the Plan Commission to review requests on a case-by-case basis. Planner Censky inquired about restructuring the Ordinance to limit it to structures originally built as a residence.

Commissioner Kucharski noted he likes the proposed Ordinance, and there are not that many properties that this pertains to. Commissioner Chimenti added that the Commission is addressing the issue of empty storefronts and questioned what if the storefront is never filled? Planner Censky noted that the residents provide customers for other businesses, so there is a benefit.

Commissioners agreed to table the item for a month and consider revisions so the Ordinance would apply to properties that originally were residential. Commissioner Chimenti would like to research approaches other smaller communities have taken.

V. STAFF REPORT

Director LaFond reported that Planner Censky approved three fence applications at: 501 Alta Loma Drive, 302 East Freistadt Road and 322 Woodside Lane. All comply with Village Code.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gengler to adjourn the Meeting at 6:23 PM.
MOTION CARRIED UNANIMOUSLY.

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer