

**Village of Greendale  
Plan Commission Meeting  
August 12, 2020**

Ken Robers called the meeting to order at 7:00 p.m. in the Village Hose Tower.

**ROLL CALL**

Present: Ouellette, Chadwick, Kraemer, Kosarzycki  
Absent: Schroedl, Davis, Birmingham  
Also Present: Ken Robers, Director of Inspection Services  
Ben Block, Village Planner  
Kathy Dorlack

Audience: 4 attendees

**Elect Chairperson**

**Commissioner Kraemer motioned, seconded by Commissioner Ouellette to elect Commissioner Chadwick as Chairperson for the August 12, 2020 meeting.**

Ayes: Ouellette, Kraemer, Kosarzycki  
Abstained: Chadwick  
Nays: None  
Motion to Approve: Carried

**MINUTES**

Commissioner Kraemer motioned, seconded by Commissioner Kosarzycki to approve the Plan Commission meeting minutes of March 11, 2020.

Ayes: Ouellette, Chadwick, Kraemer, Kosarzycki  
Nays: None  
Motion to Approve: Carried

**REFERRALS FROM THE VILLAGE BOARD**

- A. Consider recommending approval of a special use/building permit application by B & E General Contractors, for Mary Fifer to construct an addition to the home and a garage demo and rebuilding a tandem garage at 5728 Clover LN.**

Ben Block gave an overview stating there are a few minor discrepancies and are noncompliant with guidelines but they do not deviate from what an original should look like. It was clarified that where they are going to move the front door to, is where it was originally when the house was built. It was stated that the garage color would be stained to match the house. The windows will be white. The garage and addition materials will be board and batten.

**Commissioner Kraemer motioned, seconded by Commissioner Kosarzycki to recommend approval of the special use/building permit application by B & E General Contractors, for Mary Fifer to construct an addition to the home and a garage demo and rebuilding a garage at 5728 Clover Ln with the conditions stated in the Graef Report and the recommendations of August 10, 2020.**

Ayes: Ouellette, Chadwick, Kraemer, Kosarzycki

Nays: None

Motion to Approve: Carried

### **REFERRALS FROM THE VILLAGE BOARD**

**B. Consider recommending approval of an amendment to an existing special use permit for Drilling Enterprises for the removal of the drive thru and the construction of a rear patio dining area at 6601 Northway**

Ben Block recommended that this be approved for 12 months then the Village could do a full review to see if changes need to be made, with the following conditions.

1. That the hours of operation do not exceed the hours of the operations of the restaurant.
2. That the dumpster location and WE Energies transformer be relocated per the recommendation of Len Roecker.
3. That the outdoor dining receives the necessary license from the Health Department and zoning administrator.
4. That all electrical work is performed by a licensed Master Electrician.
5. Provide proof of Public Liability Insurance.
6. That the outdoor lighting does not pose a negative impact on the neighboring properties.

The dumpsters and electric are being moved to the recommendation. Having the dumpsters where they are located may need an easement, as they will open over the property line. With this proposal, there will now be two patio areas.

**Commissioner Kosarzycki motioned, seconded by Commissioner Ouellette to recommend approval of an amendment to an existing special use permit for Drilling Enterprises for the removal of the drive thru and the construction of a rear patio dining area at 6601 Northway with the stipulation to have Legal Counsel review if easement is necessary for the doors to open over the property line.**

Ayes: Ouellette, Chadwick, Kraemer, Kosarzycki

Nays: None

Motion to Approve: Carried

### **REFERRALS FROM THE VILLAGE BOARD**

**C. Consider creating subsections 17.3610 (3)(c)3.C.c.7.,8., and 9., of the village zoning code concerning new wireless communications facilities requirements.**

This gives us an opportunity to require a cell tower to match the aesthetics of the surrounding area.

***Commissioner Ouellette motioned, seconded by Commissioner Kraemer that we create subsections 17.3610 (3)(c)3.C.c.7.,8., and 9., of the village zoning code concerning new wireless communications facilities requirements.***

Ayes: Ouellette, Chadwick, Kraemer, Kosarzycki

Nays: None

Motion to Approve: Carried

**ADJOURNMENT**

**Commissioner Kraemer, motioned, seconded by Commissioner Ouellette to adjourn.**

Ayes: Ouellette, Chadwick, Kraemer, Kosarzycki

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:34 p.m.

Respectively submitted,  
Kathy Dorlack