

**Village of Greendale
Plan Commission Meeting
April 10, 2019**

Ken Robers called the meeting to order at 7:00 p.m. in the Village Hall Board Room.

ROLL CALL

Present: Genz, Chadwick, Schroedl, Davis, Kraemer, Kosarzycki,
Absent: President Birmingham
Also Present: Ken Robers, Director of Inspection Services
Ben Block, Village Planner
Len Roecker, Village Engineer
Kathy Dorlack, Permit Clerk
Jacob Walker, Bray Architects
Mike Drilling
Scott Matula, Aspire Architects
Audience: Jason Cyborowski, Village Trustee

Elect Chairperson

Commissioner Chadwick motioned, seconded by Commissioner Davis to elect Commissioner Schroedl as Chairperson for the April 10, 2019 meeting.

Ayes: Genz, Chadwick, Davis, Kraemer, Kosarzycki
Nays: None
Abstained: Schroedl
Motion to Approve: Carried

MINUTES

Commissioner Davis motioned, seconded by Commissioner Kraemer to approve the Plan Commission meeting minutes of March 13, 2019.

Ayes: Genz, Chadwick, Schroedl, Davis, Kraemer, Kosarzycki
Nays: None
Motion to Approve: Carried

REFERRALS FROM THE VILLAGE BOARD

A. Consider recommending approval of a special use/building permit application for a restaurant buildout at 6601 Northway (#19-05)

Scott Matula gave a brief overview of the exterior changes. He stated that the garage door opening would be smaller than the original plan to bring it 40 inches above floor level. Scott also stated that this will be a Latin themed restaurant and coffee shop. There will be an outside eating area. Ben Block stated that the signage would need to be approved by the Building Inspector and that the proposed restaurant is compliant with code. The Village Board would set the hours of outside dining and the lighting needs approval. Commissioners brought up concerns regarding the landscaping, lighting, parking, and noise level. Mike Drilling stated that they will be respectful with the lighting and noise level. It was determined that no additional parking other than what is on the plan is needed.

The landscaping will be improved from what is there now. A brief discussion on the outdoor seating area ensued and 20' was added to the West. Relocation of the dumpster area to the South lot line and not removing the grassy area was also discussed by many commissioners.

Commissioner Davis motioned, seconded by Commissioner Kraemer that the application for the restaurant buildout PC19-05 be approved conditionally based on the conditions A-F from Graef along with the following additional conditions, a landscape plan, a revised dumpster area plan and a plan showing an enlarged patio of 46 feet long, along with some type of traffic barrier, and the corner sign being removed.

Ayes: Genz, Chadwick, Schroedl, Davis, Kraemer, Kosarzycki,

Nays: None

Motion to Approve: Carried

B. Consider recommending approval of a special use/building permit application for additions and renovations to Canterbury Elementary School, Highland View Elementary School and Greendale High School (#19-06)

Changes to Canterbury include the addition of classrooms, an office with a secure entry, a new cafeteria, a redesigned parking lot and playground including a natural playground. Dimensions of the parking lot needs to be submitted along with landscape and lighting plans. There are no violations of setbacks.

Changes to Highland View include a new cafeteria, new classroom addition including an outdoor classroom. The parking lot will be modified providing a barrier for drop off & pick up. Ben Block stated the need to provide a landscape plan and a lighting plan. There was some concern about the setback to the streets for the new addition. Len Roecker recommends that the dumpster be moved closer to the school. He would like to see auto turn diagrams as the radius and corners look tight for the buses. Len recommends the ponds be moved to the Southwest and Southeast corners away from where the students play.

Changes to the High School include a band room addition, relocating the chiller to the west side of the building, a new athletic entry proving a new walkway. There will be additional parking to the Northwest. Ben Block stated the need to provide a landscape plan and a lighting plan. The parking is compliant with parking regulations. There is a sanitary sewer that needs to be relocated as well as water laterals.

Commissioner Davis motioned, seconded by Commissioner Chadwick that we approve PC19-06 for a special use/building permit application for additions and renovations to Canterbury Elementary School, Highland View Elementary School and Greendale High School conditionally based on recommendations from RA Smith on March 12th and April 10th and from the Graef memo on April 1st 2019 along with details of the natural playground plan.

Ayes: Genz, Chadwick, Schroedl, Davis, Kraemer, Kosarzycki,

Nays: None

Motion to Approve: Carried

ADJOURNMENT

Commissioner Chadwick motioned, seconded by Commissioner Davis to adjourn.

Ayes: Genz, Chadwick, Schroedl, Davis, Kraemer, Kosarzycki,

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 8:15 p.m.

Respectively submitted,
Kathy Dorlack