

**Village of Greendale  
Plan Commission Meeting  
March 11, 2020**

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

**ROLL CALL**

Present: Genz, Chadwick, Davis, Kraemer, Kosarzycki, Birmingham

Absent: Schroedl

Also Present: Ken Robers, Director of Inspection Services

Tanya Fonseca, Village Planner

Len Roecker, Village Engineer

Kathy Dorlack

Audience: 5 attendees

**MINUTES**

Commissioner Chadwick motioned, seconded by Commissioner Kraemer to approve the Plan Commission meeting minutes of December 16, 2019.

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

Nays: None

Motion to Approve: Carried

**REFERRALS FROM THE VILLAGE BOARD**

- A. Consider recommending approval of Certified Survey Map to split off part of Parcel no.651-9998-022 and assign the new parcel the B-3 Special Use Business District Designation, along with the submission of a new Commercial building**

Tanya Fonseca gave a brief overview stating that we were not given information on the number of students, so we do not have the number of parking spaces needed, however she believes that they have enough parking. She stated that if they are going to have an outdoor café a new plan would be needed. It was stated that Lot 1 will be zoned 3B Special Use and Lot 2 will remain Agriculture.

***Commissioner Davis motioned, seconded by Commissioner Kraemer to recommend approval of Certified Survey Map to split off part of Parcel no.651-9998-022.***

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

Nays: None

Motion to Approve: Carried

## **REFERRALS FROM THE VILLAGE BOARD**

**B. Consider recommending approval of the rezoning of lot 1 from agricultural to B3 Special Use.**

It was discussed that this zoning stays consistent with the zoning of the area.

***Commissioner Kraemer motioned, seconded by Commissioner Davis to recommend to the Village Board that the rezoning of lot 1 from agricultural to B3 Special Use be approved.***

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

Nays: None

Motion to Approve: Carried

## **REFERRALS FROM THE VILLAGE BOARD**

**C. Consider recommending to the Village Board that the site plan be conditionally approved with the following conditions: The submission and approval of a lighting plan that meets the requirements of Sec. 17.4**

There was discussion as to whether or not the fire truck has proper access. Len has deferred this to the fire chief. There may be some congestion of traffic. Starbucks is asking the county to add a turn lane and they must furnish us with the county approval. Staff will review the lighting plan that is already submitted. We are being asked to wave the 300' restriction. Len Roecker sees no problem with waving it.

***Commissioner Davis motioned, seconded by Commissioner Genz that the site plan be conditionally approved with the following conditions: the approval of the lighting plan that has been submitted, and staff approval of site plans.***

Ayes: Genz, Chadwick, Davis, Kraemer, Kosarzycki

Abstained: Birmingham

Nays: None

Motion to Approve: Carried

## **ADJOURNMENT**

Commissioner Chadwick, motioned, seconded by Commissioner Davies to adjourn.

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

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:26 p.m.

Respectively submitted,  
Kathy Dorlack