

**Village of Greendale
Plan Commission Meeting
September 11, 2019**

President Birmingham called the meeting to order at 7:01 p.m. in the Village Hall Board Room.

ROLL CALL

Present: Genz, Schroedl, Davis, Kraemer, Kosarzycki, President Birmingham
Absent: Chadwick
Also Present: Ken Robers, Director of Inspection Services
Ben Block, Village Planner
Kristen Victory, Clerk Treasurer

Audience: Two visitors

MINUTES

Commissioner Schroedl motioned, seconded by Commissioner Genz to approve the Plan Commission meeting minutes of August 14, 2019.

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

REFERRALS FROM THE VILLAGE BOARD

- A. Consider recommending approval of a revised building layout for a new commercial building on the CSM created from the split of tax parcel #651-9998-020, by Martin Luther High School at 5201 S. 76 St.**

Ben Block of Graef reviewed his letter dated September 5, 2019. He stated that this site plan was approved in July of this year and is now back with some modifications, mainly the addition of a drive through window adjacent to the drive through lane, additional space on the first floor and a patio on the second floor. No specific uses are proposed at this time but the drive through lane is consistent with the permitted uses for the B-5 district. He recommended that the Plan Commission approve this application.

Mark Brown, Head of Schools for the Lutheran High School Association and Peter Schneider of Growth Design presented the modifications. Since the original approval, some vendors and potential renters suggested an increase in the size of the first floor and recommended adding a patio. The proposal increases the footprint of the first floor and adds a patio as well as an increased presence of retail signage and the addition of white signage. They also have an updated site plan with an updated dumpster location.

Ken Robers, Director of Inspection Services, discussed the September 11th letter from the Village Engineer who asked that his letter (with recommendations) be adopted in the motion. Ken Robers also recommended that the letter from Graef be adopted in the motion.

Commissioner Davis moved to approve PC19-16, for a revised building layout for a new commercial building on the CSM created from the split of tax parcel #651-9998-020, by Martin Luther High School at 5201 S. 76 St. subject to the specifications in the letter from R.A. Smith dated September 11, 2019 and the letter from Graef dated September 5, 2019, seconded by Commissioner Genz.

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

Nays: None

Motion to Approve: Carried

ADJOURNMENT

Commissioner Genz moved, seconded by Commissioner Davis to adjourn.

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

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:11 p.m.

Respectively submitted,
Kristen Victory