

**Village of Greendale
Plan Commission Meeting
June 9, 2021**

President Cyborowski called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Birmingham, Chadwick, Davis, Kosarzycki, Cyborowski
Absent: Sell, Kraemer
Also Present: Ken Robers, Director of Inspection Services
Ben Block, Village Planner
Len Roecker Village Engineer
Kathy Dorlack
Jeff Stow, Architect

Audience: Two attendees

MINUTES

President Cyborowski motioned, seconded by Commissioner Birmingham to approve the Plan Commission meeting minutes of February 10, 2021.

Ayes: Birmingham, Chadwick, Davis, Kosarzycki, Cyborowski

Nays: None

Motion to Approve: Carried

REFERRALS FROM THE VILLAGE BOARD

- A. Consider recommending approval of the application from Jeff Stowe for Spartan Development (Martin Luther High School Association) for a single tenant building, with outdoor dining (Starbucks), on a previously approved split of Tax Parcel #651-9998-022**

Ben Block gave an overview of the Starbucks development plan, with his suggestions for conditional approval. Len Roecker gave an overview of the Site Engineering recommending that the parking spaces be 9' by 18'. He is also asking for a retaining wall by the ravine. Ken gave an overview of the zoning. There was discussion regarding the retaining wall or if that could be taken care of with plantings or something more decorative.

Commissioner Birmingham motioned, seconded by Commissioner Davis recommending the approval of the application from Jeff Stowe for Spartan Development (Martin Luther High School Association) for a single tenant building, with outdoor dining (Starbucks), on a previously approved split of Tax Parcel #651-9998-022 with the conditions stated in the letters from Graef and RA Smith and having Village Staff to look at the proposal for the East facade.

Ayes: Birmingham, Chadwick, Davis, Kosarzycki, Cyborowski

Nays: None
Motion to Approve: Carried

ADJOURNMENT

Commissioner Birmingham, motioned, seconded by Commissioner Kosarzycki to adjourn.

Ayes: Birmingham, Chadwick, Davis, Kosarzycki, Cyborowski
Nays: None
Motion to Approve: Carried

The Plan Commission meeting adjourned at 7:28 p.m.

Respectively submitted,
Kathy Dorlack