

**Village of Greendale
Plan Commission Meeting
March 8, 2023**

Mike Hawes called the meeting to order at 5:00 p.m.

ROLL CALL

Present: Birmingham, Gamboa, Davis, Kraemer
Absent: Sell, Kosarzycki, Cyborowski
Also Present: Brian Juarez, Director of Inspection Services
Brianna Fiorillo, Village Planner
Mike Hawes, Village Manager
Audience: Four attendees

Elect Chairperson

Commissioner Kraemer motioned, seconded by Commissioner Gamboa to elect Commissioner Birmingham as Chairperson for the March 8th 2023 meeting.

Ayes: Birmingham, Gamboa, Davis, Kraemer
Nays: None
Motion to Approve: Carried

MINUTES

Commissioner Gamboa motioned, seconded by Commissioner Davis to approve the Plan Commission meeting minutes of December 14th, 2022 as printed.

Ayes: Birmingham, Gamboa, Davis, Kraemer
Nays: None
Motion to Approve: Carried

REFERRALS FROM THE VILLAGE BOARD

A. PC 23-03 Discussion and recommendation regarding Special Use Application for remodel and addition at 5850 Broad St.

J & J Contractors explained that this will become their design studio for customers. Brianna explained that everything is compliant with code for the B4 district, where this property is zoned. She recommends requiring a CCTV video for the existing sanitary sewer lateral to make sure it is in good condition. The drive through would be enclosed for storage of materials.

Commissioner Davis motioned, seconded by Commissioner Kraemer approve PC 23-03 Special Use application for the remodel and addition at 5850 Broad St. with the condition that the sanitary sewer lateral is inspected to make sure it is in good structural condition.

Ayes: Birmingham, Davis, Kraemer
Abstain: Gamboa
Nays: None
Motion to Approve: Carried

B. PC 23-04 Discussion and necessary action on a resolution to recommend adoption of a Comprehensive Plan Amendment for the Village of Greendale relating to the Greenbelt Trail Concept.

Mike Hawes outlined the reason & process to make the amendment. It is still in the conceptual phase, the drawing of a map would be developed further down the line. This is needed to be able to apply for grants.

Commissioner Kraemer motioned, seconded by Commissioner Davis to approve PC 23-04 for necessary action on a resolution to recommend adaption of a Comprehensive Plan Amendment for the Village of Greendale relating to the Greenbelt Trail Concept.

Ayes: Gamboa, Davis, Kraemer
Abstain: Birmingham
Nays: None
Motion to Approve: Carried

C. PC 23-05 Discussion and recommendation regarding the special use and site plan approval for construction of a new Vet Clinic at 6210 Industrial Court and removal of the existing clinic.

Applicant explained the project. A new building is needed as the business is growing rapidly. The Architect stated that the new building will be built while business is continuing in the old building. They will address the concerns of the Village Engineer. The parking will be consistent with what the Village has approved for other applicants in Greendale. The goal would be to have this completed this year. Brianna stated that her only consideration is that she would like the plan commission to look at and approve the placement of the dumpster, our code does not specify requirements for the placement of the dumpster.

Commissioner Davis motioned, seconded by Commissioner Kraemer to approve PC 23-05 the special use and site plan for construction of a new Vet Clinic at 6210 Industrial Ct and removal of existing clinic.

Ayes: Birmingham, Gamboa, Davis, Kraemer
Nays: None
Motion to Approve: Carried

D. PC 23-06 Discussion and necessary action on an ordinance to repeal and re-create portions of Section 17.365(4) of the Village of Greendale Municipal Code to clarify what constitutes a special community event and special private event.

Mike Hawes explained the need to add more detail to our ordinance regarding Special Events. The Plan Commission is involved because Special Community Events are in the zoning chapter of the Village Code. This ordinance would define:

Special Community Events as any planned event that is open to the public and located on public property, except for school related events.

Special Private Event is a planned event that is solely on private property and requires the use of Village services and/or a temporary alcohol license.

Commissioner Gamboa motioned, seconded by Commissioner Kraemer to approve PC 23-06 for Discussion and necessary action on an ordinance to repeal and re-create portions of Section 17.365(4) of the Village of Greendale Municipal Code to clarify what constitutes a special community event and special private event.

Ayes: Birmingham, Gamboa, Davis, Kraemer

Nays: None

Motion to Approve: Carried

ADJOURNMENT

Commissioner Davis, motioned, seconded by Commissioner Kraemer to adjourn.

Ayes: Birmingham, Gamboa, Davis, Kraemer

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 5:31 p.m.

Respectively submitted,

Kathy Dorlack