

PLAN COMMISSION MINUTES
May 13, 2019

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

ROLL CALL: Chairman Dean Wolter, Tony Laszewski, Peter Nilles, Bill Shadid and Matt Kimmler were present. Trustee Rep David Baum and Commissioner Bob Williams were absent and excused. Also present were Community Development Director/Village Planner Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

Planner Retzlaff introduced Emily Zandt, Associate Planner.

APPROVAL OF MINUTES: ***MOTION Shadid second Laszewski to Approve the minutes from 4-8-19. MOTION carried unanimously.***

American Legion – N120 W15932 Freistadt Road. Request for two wall signs for the Germantown American Legion Post building. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Laszewski to Approve the proposed wall signs for the south elevation as requested for the American Legion Post #1 property located at N120 W15932 Freistadt Road subject to the following condition:

- 1. The Sign Review Application Fee shall be paid prior to the installation of the proposed signs.***

MOTION carried unanimously.

Frank & Mary Ann Waldron for Country Aire Kennels – W140 N11445 Country Aire Drive. The request is for approval for site development and building plans for a new office and dog activity center and the enclosure of existing kennels with new exterior walls. Associate Planner Zandt summarized the proposal.

MOTION Kimmler second Laszewski to Approve the site development and building plans for a new office and dog activity center and the enclosure of existing kennels with new exterior walls on the parcel located at W140 N11445 Country Aire Drive, subject to the following conditions:

- 1. Prior to the issuance of building permits, the applicant shall provide a written statement from Washington County verifying that the existing septic system is able to handle the existing wastewater and any additional wastewater generated with the proposed improvements. If improvements are required, the applicant shall work with Washington County to make the improvements and provide verification of system compliance.***
- 2. Pursuant to Condition #6 of CUP#05-93B, all signage shall be reviewed and approved by the Village Plan Commission. A separate sign permit application will be required for the proposed replacement signage to be located on the north elevation of the proposed addition.***
- 3. The applicant shall continue to comply with the conditions of CUP #05-93B.***

Tim Bach, Kahl Construction, stated the County will be putting a monitor system on the septic system to verify compliance. Discussion continued. Chairman Wolter cautioned the owner to watch the maximum capacity of dogs on the premises. Commissioner Laszewski asked if there were any issues with the conditional use permit. Planner Retzlaff stated there were none and that the owners have been very responsible.

MOTION carried unanimously.

Mama Mia's – N112 W16344 Mequon Road. Allison & Jude Barbieri, operators of Mama Mia's are requesting approval for two sets of wall signage for the new restaurant located in the Germantown Marketplace. Planner Retzlaff summarized the proposal.

MOTION Shadid second Nilles to Approve the two sets of wall signs for the Mama Mia's restaurant located at N112 W16344 Mequon Road as proposed subject to the following conditions:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation.***
- 2. The Sign Review Application Fee shall be paid prior to the installation of the proposed signs.***

MOTION carried unanimously.

Ellaretee LLC/Dielectric Corp. – W204 N12839 Goldendale Road. The request is for approval of amended site development and building plans for the new 100,000 sqft Dielectric Corporation facility located at the Holy Hill and Goldendale Road intersection. Planner Retzlaff summarized the proposal.

MOTION Shadid second Laszewski to Approve the Revised site plan as submitted.

MOTION to Amend Shadid second Laszewski to remove Condition #7 from the site plan conditions of approval.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Precinct Tap & Table – W161 N11629 Church Street. The request is for approval of building plans for exterior renovations to an existing 3,500 sqft building and future home of the Precinct. Planner Retzlaff summarized the proposal.

Paul Thomas, Agent for the property owner, Gtown Mgmt LLC, commented that the proposed building colors are similar to the building behind the Barley Pop. Commissioner Nilles questioned if the new colors match the character of the neighborhood. Chairman Wolter thought there was enough space in between the business and the nearby residential and anything done in this area will make it look better. He said the building will look distinctive and bring attention to it as a new business.

MOTION Laszewski second Shadid to Approve the building plans for exterior renovations for the Precinct Tap & Table.

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter stated Mai Fest is this weekend.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant