

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, November 5, 2019

The City Plan Commission Meeting convened in the Glendale City Hall located at 5909 N. Milwaukee River Parkway, Glendale, Wisconsin for the Plan Commission's regular monthly meeting at 6:00 p.m.

Roll Call Plan Commission: Present: Mayor Bryan Kennedy, Commissioners Fred Cohn, Amanda Seligman, Karn Cronwell, Josh Wadzinski, Philip Bailey, and Kyle Mack.

Other Officials and Staff present: Rachel A. Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, October 31, 2019, of the date and time of this meeting, the agenda was posted to the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

MATTERS TO BE CONSIDERED.

Adoption of minutes from September 24, 2019 Plan Commission Meeting.

Motion was made by Commissioner Cohn, seconded by Commissioner Seligman, to adopt minutes with no corrections. Motion carried unanimously.

3a. Plan Commission Use and Occupancy Review, Neroli Salon & Spa, 200 West Silver Spring Drive (Retail and Office Multi-Tenant Building). Review and approve proposed salon & spa use and occupancy.

Neroli Salon & Spa seeks Plan Commission review and approval for Neroli Salon & Spa, a salon and spa use, to occupy the former Betty Johnson Interiors space located at 200 West Silver Spring Drive site. Neroli Salon & Spa operated in the Bayshore Town Center since 2007. The proposed use is a permitted use in the Glen Bay Plaza PD-Planned Unit Development District with Plan Commission review and approval.

Neroli Salon and Spa, located at 200 West Silver Spring Drive (Retail and Office Multi-tenant Building), is looking for a space that better fits the needs of their building. The Finance Director for Neroli Salon and Spa was there to represent them.

A motion was made to approve request for proposed salon & spa use and occupancy at 200 West Silver Spring by Commissioner Wadzinski and seconded by Commissioner Cronwell with adherence to six conditions recommended by staff.

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Staff recommends that the Plan Commission approve the Conditional Use Permit with the following conditions:

- 1.) Licensed practitioners per State of Wisconsin requirements;
- 2.) Signs require a Sign Permit per the Glendale Sign Code;
- 3.) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 4.) Dumpster enclosure(s) per 13.1.144 of the zoning code;
- 5.) All City of Glendale building, fire protection, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
- 6.) Compliance with State of Wisconsin requirements for ADA parking.

Motion carried unanimously.

3b. Plan Commission Use and Occupancy Review, Create My Shirt, 5464 North Port Washington Road (Worth Building). Review and approve proposed custom printed T-shirt specialty store use and occupancy. Ahmed Saif was present representing Create My Shirt.

Ahmed Saif seeks Plan Commission approval for Create My Shirt, a custom printed T-shirt specialty use, to occupy a 468 square-foot tenant space located within the Worth Building. The site is zoned B-1, Sub-Area B, Business and Commercial District, and the proposed use and occupancy is required to attain Plan Commission review and approval.

The custom printed T-shirt business will occupy the former Studio C tenant space and will have a single employee. Hours of operation are Monday through Saturday from 10:00 a.m. to 7:00 p.m.

Motion was made by Commissioner Bailey and seconded by Commissioner Cronwell to approve the use and occupancy for Create My Shirt at 5464 North Port Washington Rd with adherence to the five requirements presented by staff.

Staff recommends the Plan Commission grant use and occupancy approval for Create My Shirt, a custom printed T-Shirt specialty store use, at 5464 North Port Washington Road, per the following five requirements:

1. Signs require a permit under the Planned Sign Program for the property per the Glendale Sign Code;
2. All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
3. Dumpster enclosure(s) per 13.1.144 of the Zoning Code;
4. All City of Glendale building, fire protection, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
5. Compliance with State of Wisconsin requirements for ADA parking.

Motion carried unanimously.

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3.c. Plan Commission Use and Occupancy Review, Angel Massage Therapy, 5464 North Port Washington Road Worth Building. Review and approve proposal for massage therapy use and occupancy.

Qui Hong Kang seeks Plan Commission approval for Angel Massage Therapy, a massage therapy alternative health care use, to occupy a 1,000 square-foot tenant space located within the Worth Building. The site is zoned B-1, Sub-Area B, Business and Commercial District, and the proposed use and occupancy is required to attain Plan Commission review and approval.

The massage therapy business will occupy the former Orchid Day Spa tenant space and will have one or two employees. Hours of operation are Sunday through Saturday from 9:00 a.m. to 9:30 p.m.

Motion was made by Commissioner Cohn and seconded by Commissioner Seligman to approve the use and occupancy for Angel Massage at 5464 North Port Washington Road with adherence to the six conditions presented by staff.

Staff recommends that the Plan Commission grant use and occupancy approval for Angel Massage, a massage therapy alternative to health care, use at 5464 North Port Washington Road, subject to the following conditions:

1. Massage therapists licensed per State of Wisconsin requirements;
2. Signs require a permit under the Planned Sign Program for the property per the Glendale Sign Code;
3. All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
4. Dumpster enclosure(s) per 13.1.144 of the Zoning Code;
5. All City of Glendale building, fire protection, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
6. Compliance with State of Wisconsin requirements for ADA parking.

Motion carried unanimously.

ADJOURNMENT

Motion was made by Commissioner Cohn, seconded by Commissioner Mack, to adjourn Plan Commission at 7:09 p.m. Motion carried unanimously.

Candice Green, Deputy Clerk/Treasurer

Respectfully Submitted: Candice S. Green