

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, October 06, 2015

Pursuant to adjournment, the City Plan Commission met in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway.

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Bruce Cole, Izzy Goldberg, Fred Cohn, Gary Lippow, Robert Pfauth, and Tomika Vukovic. Absent: None.

Other Officials Present: Richard E. Maslowski, City Administrator, Todd M. Stuebe, Director of Community Development

In accordance with the Open Meeting Law, the Glendale Herald, the City's official newspaper, was advised on Thursday, October 01, 2015, of the date of this meeting, the agenda was posted on 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.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Cohn, seconded by Comm. Cole, to approve the minutes of the meeting held on Tuesday, September 1, 2015. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Plan Commission Review, Familia Dental, 142 West Capitol Drive (Outpost-River Glen Market Place). Review and approve proposed family dental professional office/clinic use and occupancy.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Familia Dental proposes to occupy about 2,497 square feet of space in the 21,000 square-foot River Glen Marketplace (Outpost Natural Foods) for the purpose of operating a professional dental clinic and office (the space was most recently occupied by Options Salon & Spa and Wellness East). The proposed use is permitted in the B-1, M District with Plan Commission

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review and approval. The parking lot and south building front are located within the City of Milwaukee (refer to Map Exhibit).

Business hours are Monday through Friday from 9:00 a.m. to 6:00 p.m., Saturday from 9:00 a.m. to 4:00 p.m. (6:00 p.m. also indicated in the document), and closed Sunday. Familia Dental provides general dentistry services and also provides orthodontic treatment and braces. Familia Dental will have nine (9) examining rooms and will have eight to twelve employees. The property has about 82 parking stalls. Other tenants include Outpost Natural Foods, Herslof, TT Nails, T-Mobile, and various second level alternative health care tenants.

Familia Dental seeks to open for business at the earliest possible time.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Familia Dental, a professional dental clinic and office use, in the tenant space located at 142 East Capitol Drive, with the following conditions: 1) All landscaping and lighting features in the City of Glendale being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 2) Dumpster enclosure(s) are required to conform with the requirements of Zoning Code 13.1.144; 3) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Dr. Koushan Azad introduced himself as the founder and Chief Executive Officer representing Familia Dental and stated that he appreciates the opportunity to be part of the community, and said that they are a high end dental and orthodontic clinic and office.

Motion by Comm. Cole, seconded by Comm. Goldberg, that the Plan Commission grant use and occupancy approval for Familia Dental, a professional dental clinic and office use, in the tenant space located at 142 East Capitol Drive, with three conditions:. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

- II. Plan Commission Review, Marineland Pet Store, 311 West Silver Spring Drive.
Review and approve proposed retail pet store (principally tropical fish and aquarium/supply) use and occupancy.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Thomas Deinhart seeks Plan Commission review and approval for Marineland Pets, a retail pet store use, principally tropical fish and aquarium/supply store, to occupy 311 West Silver Spring Drive. The proposed use is a permitted use in the B-1, Sub-Area D1 zoning district, with Plan Commission use and occupancy review and approval.

The 311 West Silver Spring Drive building totals about 2,400 square feet. The tenant space was most recently occupied by campaign offices, Universal

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Light, Persian Rug Gallery (temporary), Casa Fiori Di Mari, and the Benz Bicycle Store. In addition to the fish and aquarium/supply items, the store will also carry small animals, birds, reptiles, dog and cat food, and other pet supplies.

Proposed hours of operation are 9:00 a.m. to 9:00 p.m. Sunday through Saturday. Applicant anticipates a total of eight employees, with four working at any given time. There are seven (7) parking stalls. Mr. Deinhart proposes to paint the south side of the building blue. Special events with twenty-five (25) persons present will present some parking concerns. Based on the proposed use (non-special event) parking should not be a problem.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Thomas Deinhart to operate Marineland Pets, a retail pet (principally tropical fish and aquarium/supplies) store, to occupy 311 West Silver Spring Drive, per the following conditions: 1) All signs to conform with the Glendale Sign Code; 2) Building color changes to be reviewed and approved by the Plan Commission; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, and pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) are required to conform with the requirements of Zoning Code 13.1.144; 5) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Thomas Deinhart introduced himself as owner of Marineland Pets, and stated that they are mostly a hobby aquarium fish store.

Motion by Comm. Goldberg, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Thomas Deinhart to operate Marineland Pets, a retail pet (principally tropical fish and aquarium/supplies) store, to occupy 311 West Silver Spring Drive, per the five conditions:. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

III. Plan Commission Review, Spolar Studio, LLC/Art Lab Properties, LLC, 3100-20 West Vera Avenue (formerly Marx Studio). Review and approve proposed architectural art design and production studio use and occupancy.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Spolar Studio/Art Lab Properties, LLC, seeks Plan Commission review and approval for Spolar Studios, an art design and production studio use, to occupy the former Marx Studio building. The proposed use is a permitted use in the M-1 Warehouse, Light Manufacturing, Office, and Service district with Plan Commission review and approval.

With reference to the Exhibit Map, Marx Studio was a long-time owner occupant of the 3100-3126 properties (three lots). Spolar Studios/Art Lab

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Properties, LLC will also be an owner occupant with a proposed use that will be low impact on the to-be-acquired 3100-3120 properties (two lots), neighbor business properties and, very importantly, the residential properties located along West Valanna Avenue.

The 3126 West Vera Avenue property will become a remnant lot located between the Spolar/Art Lab site and the In-Bounds Training Center. In-Bounds Training has been mentioned as likely interested to acquire the 3126 West Vera Avenue property from property owner Park Bank in order to provide more parking. Spolar/Art Lab has indicated an interest in having access to the east side of their property from the 3126 West Vera Avenue property. There are existing improvements (ingress-egress, parking, and turn-about) on the east that were previously part of the larger Marx Studio property. Access to the Spolar/Art Lab property from the 3126 property will only be available to Spolar/Art Lab with the approval of Park Bank, the present owner of the 3126 West Vera Avenue property, and with the approval of the Plan Commission. Future improvements to the 3126 West Vera Avenue property and access to the Spolar/Art Lab property via the 3126 West Vera Avenue property are required to obtain Plan Commission review and approval.

Typical business hours are 9:00 a.m. to 5:00 p.m. Monday through Friday, with occasional longer work days and Saturdays and Sundays. Spolar has three principal employees and engages contract workers on projects and, as such, Spolar estimates that there will be as many as eleven persons working at the Spolar Studio.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Spolar Studio, an art design and production studio, at 3100-20 West Vera Avenue, with the following conditions: 1) Future improvements and use and occupancy of the 3126 West Vera Avenue property and future access from 3126 West Vera Avenue to the Spolar/Art Lab property are required to obtain Plan Commission review and approval; 2) Existing facilities such as electric and others that connect between the 3100-20 property and the 3126 property are required to be properly separated and removed/abandoned; 3) All signs to conform with the Glendale Sign Code; 4) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, and pursuant to tenant/owner lease responsibilities; 5) Dumpster enclosure(s) are required to conform with the requirements of Zoning Code 13.1.144; 6) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Anthony Spolar introduced himself and Jeannie Spolar as the owners of Spolar Studio, and introduced Ed Bushman as being with Victor Construction. Mr. Spolar stated that the Spolars have been Glendale residents for 28 years and that they have been looking for ten years for a building for their art and design studio which makes other peoples buildings look better. Mr. Spolar also expressed that Spolar finds the property perfect for their business purposes, and that they will make changes to the property that will make it consistent with the Code.

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Motion by Comm. Cohn, seconded by Comm. Cole, that the Plan Commission grant use and occupancy approval for Spolar Studios, an art design and production studio, at 3100-20 West Vera Avenue, with the six conditions: Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

- IV. Certified Survey Map, Glendale Manor and Braeburn Manor Planned Unit Development, 2510 West Good Hope Road, 7250 North Range line Road, and Environs. Review and recommend Common Council approval of Certified Survey Map (CSM) creating parcels.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

GD Rental Properties, LLC (Galina Donets) seeks approval of a Certified Survey Map to create the first four lots required for the Glendale Manor and Braeburn Estates Planned Unit Development.

The necessary action by the Plan Commission is to recommend to the Common Council, to approve the Certified Survey Map subject to payment of the \$235 (\$175.00 plus 4x\$15 = \$235) administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, if any.

Community Development Director Stuebe stated that Certified Survey Map divides and creates the first four lots that will create the Lot 1 for the CBRF's and the first two lots of the south five single-family residential lots, and that the reason for this is procedural related to the requirements for Certified Survey Maps, and that developer will create the remaining lots by with two more Certified Survey Maps.

Nick Donets introduced himself as the developer representative for the project.

City Administrator Maslowski stated that the created lots created are consistent with and implements what the City has approved.

Motion by Comm. Cole, seconded by Comm. Goldberg, that the Plan Commission recommend that the Common Council approve the proposed Certified Survey Map per the requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cole, seconded by Comm. Goldberg, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, November 3, 2015. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: October 23, 2015