

CITY OF GLENDALE -- PLAN COMMISSION

Monday, March 31, 2014

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

Acting Mayor Shaw called the meeting to order at 7:00 p.m.

Roll Call: Present: Acting Mayor JoAnn Shaw, Commissioners Dennis Buettner, Izzy Goldberg, and Dennis Noble. Absent: Commissioners Fred Cohn, Ilmar Junge, and Larry Appel.

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, March 27, 2013, 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. Noble, seconded by Comm. Goldberg, to approve the minutes of the meeting held on Tuesday, March 11, 2014. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Noble. Noes: None. Absent: Commissioners Fred Cohn, Ilmar Junge, and Larry Appel. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 P.M. Plan Commission Conditional Use Permit Review, Auto Spa of the North Shore, Incorporated, 2401 West Mill Road. Review and approve proposed automobile detailing business enterprise 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:

Applicants, Elizabeth Swartzberg and Bobby Lemon, are seeking Plan Commission Conditional Use Permit approval for Auto Spa of the North Shore, a wholesale auto detailing shop, to occupy a 7,000 square-foot tenant space located at 2401 West Mill Road. The property (owned by Rosewood Property Management, LLC, Paul Kassander) is zoned B-5 Business Office District. Under Section 13.1.37.5 of the Zoning Code, the proposed use and

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occupancy requires Plan Commission Conditional Use Permit review and approval.

The Auto Spa of the North Shore has been located in a multi-tenant building located at 6047 North Flint Road in the Glendale Industrial Park. The 2345 and 2401 West Mill Road property is a multi-tenant multi-building facility that includes an office building, office-warehouse building, three warehouse buildings, and three mini-storage buildings. The business mostly serves existing auto dealerships located in the City of Glendale and typically can accommodate about six cars per day. The larger open tenant space will allow the business to operate more efficiently, not require outside staging of vehicles, and better serve its customers. As a fairly passive type of use in an existing multi-building mix the proposed use is an improvement over the previous use of the space for miscellaneous storage.

Proposed hours of operation are 8:30 a.m. to 5:30 p.m. Monday through Friday. The Applicant anticipates that there will be a total of two (2) employees working at the facility.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant Conditional Use Permit approval for Elizabeth Swartzberg and Bobby Lemon to operate Auto Spa of the North Shore, a commercial auto detailing business, subject to the following conditions: 1) Annual review; 2) Signs are required to conform with 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) in compliance with 13.1.144 of the Zoning Code; 5) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 6) All City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Director of Community Development, Building Inspector, and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Elizabeth Swartzberg and Bobby Lemon introduced themselves as the owners of Auto Spa of the North Shore. Ms. Swartzberg stated that they have been located in Glendale for almost eight years, and were looking to relocate into a bigger facility that will make it easier to run their business.

Motion by Comm. Goldberg, seconded by Comm. Noble, that the Plan Commission grant Conditional Use Permit approval for Elizabeth Swartzberg and Bobby Lemon to operate Auto Spa of the North Shore, a commercial auto detailing business, per the seven recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Noble. Noes: None. Absent: Commissioners Fred Cohn, Ilmar Junge, and Larry Appel. Motion carried unanimously.

- II. 7:00 P.M. Plan Commission Review, Carpetland USA, 208 West Silver Spring Drive. Review and approve proposed retail carpet and flooring store 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:

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Applicant, Carpetland USA Glendale, Incorporated, seeks Plan Commission review and approval for Carpetland USA, a retail carpet and flooring store, to use and occupy the former J.C. Licht's Paint and Benjamin Moore tenant space located east of and adjacent to the Brass Bell store. The proposed use is a permitted use in the B-1, Sub Area E zoning district, subject to Plan Commission review and approval.

Carpetland USA will occupy about 7,472 square feet. Based on the previous occupancy of the 208 West Silver Spring Drive tenant space by J.C. Licht's Paint and Benjamin Moore stores it is anticipated that the site will accommodate the proposed use and occupancy by Carpetland USA.

Proposed hours of operation are 10:00 a.m. to 9:00 p.m. Monday through Friday, 10:00 a.m. to 6:00 p.m. Saturday, and 11:00 a.m. to 5:00 p.m. on Sunday. The Applicant anticipates that there will be a total and maximum of seven (7) employees working at the store.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Carpetland USA, a retail carpet and floor specialty store, in the former J.C. Licht's and Benjamin Moore tenant space located at 208 West Silver Spring Drive, subject to the following conditions: 1) Signs are required to conform with 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) in compliance with 13.1.144 of the Zoning Code; 4) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 5) All City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Director of Community Development, Building Inspector, and the North Shore Fire Department; 6) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Emory Vamos and Vicki Wishau introduced themselves as an owner and the comptroller representative of Carpetland USA, respectively.

Motion by Comm. Goldberg, seconded by Comm. Noble, that the Plan Commission grant use and occupancy approval for Carpetland USA, a retail carpet and floor specialty store, in the former J.C. Licht's and Benjamin Moore tenant space located at 208 West Silver Spring Drive, per the six recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Noble. Noes: None. Absent: Commissioners Fred Cohn, Ilmar Junge, and Larry Appel. Motion carried unanimously.

- III. 7:00 P.M. Plan Commission Review, A.A. Adam's Remodeling, 6049 North Flint Road. Review and approve proposed residential remodeling general contractor business, as well as prototype stage wind turbine and energy storage system company.

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:

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Applicant, Adam Fuller, seeks Plan Commission use and occupancy approval for A.A. Adams Remodeling, a residential home improvement business, to occupy a 1,500 square-foot tenant space in the 15,000 square-foot multi-tenant structure located at 6041-49 North Flint Road. The property is owned by Longyard Investments I, L.L.C. (Bill Langhoff). The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed use is permitted with Plan Commission review and approval.

A.A. Adams will use the space for inside storage of equipment and tools, and minor woodworking and finishing. It is anticipated that typical hours of operation are Monday through Saturday from 7:00 a.m. to 6:00 p.m., with 24/7 emergency repair service hours available for clients. At the present time A.A. Adams Remodeling does not have any employees. Previous applicants have indicated that there are about 42 parking stalls available at the site and there will be a sufficient number of parking spaces available at the site to accommodate the proposed use.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for A.A. Adams Remodeling, a residential home remodeling business, to utilize the tenant space at 6041-49 North Flint Road for storage of equipment and tools, and light woodworking and finishing, subject to the following conditions: 1) Outside storage is limited to employee cars during the work day and company vehicles in the south fenced portion of the 6041-49 Flint Road lot; 2) All signs are subject to a permit through Community Development Department staff 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 location and design subject to review and approved by the Planning and Zoning Administrator; 5) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 6) All City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Director of Community Development, Building Inspector, and the North Shore Fire Department;

Adam Fuller introduced himself as a sole proprietor seeking to relocate to the Milwaukee area from Racine for general contracting.

Motion by Comm. Noble, seconded by Comm. Buettner, that the Plan Commission grant use and occupancy approval for A.A. Adams Remodeling, a residential home remodeling business, to utilize the tenant space at 6041-49 North Flint Road for storage of equipment and tools, and light woodworking and finishing, per the six recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Noble. Noes: None. Absent: Commissioners Fred Cohn, Ilmar Junge, and Larry Appel. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Noble, seconded by Comm. Buettner, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, May 6, 2014. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Noble. Noes: None. Absent: Commissioners Fred Cohn, Ilmar Junge, and Larry Appel. Motion carried unanimously. Meeting adjourned.

Todd M. Stuebe, Director of Community Development

Recorded: April 2, 2014