

**MINUTES OF PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
April 11, 2017**

CALL TO ORDER

1. Meeting was called to order by Mayor John Hohenfeldt at 7:00 pm.

OPENING STATEMENT

Prior to the meeting, notice was given to the community and posted in the appropriate places. Notice was also given to the news media that requested it, namely the Milwaukee Journal-Sentinel and MyCommunityNow.com.

ROLL CALL

The following members of the Plan Commission were present for roll call: Alderman Justin Moralez, Commissioner Nick Gates, Commissioner Harry Savagian, Commissioner Jim Zsebe, and Alderwoman Michele St. Marie-Boelkow. Commissioner Mike Nelson was absent and excused. Also present was Economic Development/Inspections & Zoning Director Brian Biernat.

2. Review and take appropriate action on the meeting minutes of March 14, 2017. **Motion made by St. Marie-Boelkow, seconded by Savagian**, to approve the minutes. All in favor.

OLD BUSINESS

3. None

NEW BUSINESS

PUBLIC HEARING

4. Public hearing to review an application by Martin W. Linskey Sr. for a Conditional Use permit to operate a thrift store, My Friends Thrift Store, at 5601 S. Pennsylvania Avenue Suite 3. The address is within the M-1 District and Planned Unit Development Overlay. Application for permit per:

Sec. 44-752. – Permitted uses.

(5) Where the underlying zoning for a planned unit development is entirely industrial, any use permitted in the B-1, B-2, B-3, B-4, B-5, M-1, and M-2 districts may be permitted, except residential use.

DIVISION 11. – B-2 COMMUNITY BUSINESS DISTRICT

Sec. 44-368. - Conditional uses.

(14) Secondhand/thrift stores.

STAFF COMMENTS: Brian Biernat introduced the proposal. A reuse retail store is permitted under the Zoning. There is sufficient parking. The as-built environment will accommodate the use.

PRESENTATION BY APPLICANT: Martin and Shane Linskey presented their business proposal. The proposed hours of operation are 10 AM to 7 PM, Wednesday to Sunday. The

items are donated and also bought at auctions. There will be a donation structure in back of the building and no donation items will be left in front of the store.

PUBLIC COMMENTS: No public comments.

PUBLIC HEARING CLOSED AT 7:10 PM

5. Appropriate action regarding an application by Martin W. Linskey Sr. for a Conditional Use permit to operate a thrift store, My Friends Thrift Store, at 5601 S. Pennsylvania Avenue Suite 3. The address is within the M-1 District and Planned Unit Development Overlay.

MOTION MADE BY MORALEZ, SECONDED BY GATES, to approve the proposal as presented. All in favor.

6. Review and take appropriate action regarding the proposed certified survey map to combine parcels at 4740 S. Pennsylvania Ave, submitted by Ken Churchill (owner). The item was tabled at the March 14, 2017 meeting.

Brian Biernat stated there has been no revised site plan submitted from the proposed tenant for the building. The CSM proposal should be viewed as a separate item irrespective of the proposed tenant and reviewed on its own merits. The action will eliminate the obsolescence of the north parcel by joining it to the south parcel.

MOTION MADE BY ZSEBE, SECONDED BY HOHENFELDT, to approve the CSM as presented. Motion carried 5-1 with Savagian opposed.

7. Review and take appropriate action regarding the proposed certified survey map to combine lots at 3624 E. Hammond Avenue, submitted by Sara Maihofer and Tony Oxley (owners).

MOTION MADE BY GATES, SECONDED BY SAVAGIAN, to approve the CSM as presented. All in favor.

ADJOURN

8. **MOTION MADE BY SAVAGIAN, SECONDED BY MORALEZ,** to adjourn. All in favor.