

**MINUTES OF PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
September 11, 2018**

CALL TO ORDER

1. Meeting was called to order by Mayor John Hohenfeldt at 6:00 pm.

ROLL CALL

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

2. Review and take appropriate action on the meeting minutes of August 14, 2018. **Motion made by, seconded by St. Marie-Boelkow, seconded by Savagian**, to approve the minutes. All in favor.

PUBLIC HEARING

3. Public hearing to review an application for a conditional use permit allowing a secondhand/thrift store located at 3600 E College Avenue. Submitted by Brian Cuellar. This location is subject to B-2 Community Business District. The proposed use may be allowed as a conditional use within this district per Sec. 44-368. Conditional uses.

STAFF COMMENTS: Biernat introduced the proposal to open a second/thrift store at the subject address. No questions at this time.

PRESENTATION BY APPLICANT: Cuellar spoke about the plans. Cuellar has operated businesses prior to this excursion. The hours are proposed to be 9 AM to 5 PM, Monday through Sunday. It is proposed to be a second-hand store similar to a Goodwill. St. Marie-Boelkow expressed her position to Cuellar that the business look organized being that it is windowed. The proposed name is Tiffany's South Shore Thrift Store.

PUBLIC COMMENTS: Brian Cuellar, 6401 W. Harrison Avenue, Milwaukee, WI. There were no other public comments.

CLOSE PUBLIC HEARING AT 7:10 PM.

OLD BUSINESS

4. None

NEW BUSINESS

5. Review and take appropriate action regarding the proposed conditional use permit allowing a second-hand/thrift store located at 3600 E College Avenue, submitted by Brian Cuellar. St. Marie-Boelkow expressed concern that the dumpsters be located in the back and no products be left outside to accumulate on the property. Nelson proposed a condition that the storefront windows be kept clear of excessive window signage and product racks/shelves. Savagian added that the sidewalks should be kept clear of products and that the windows should meet standards of signage requirements. **Motion made by St. Marie-Boelkow, second by Zsebe**, to approve the conditional use permit allowing a secondhand/thrift store with the proposed conditions stated in the minutes. All in favor.

6. Review and take appropriate action regarding a Certified Survey Map for a combination of lots at 3733 E. Mallory Ave, submitted by Maria Mercado (owner). The CSM was previously approved the Plan Commission and the time limit for recordation has lapsed. **Motion made by Gates, second by Nelson, to approve the CSM.** All in favor.
7. Review and take appropriate action regarding a Certified Survey Map for a combination of lots at 4031 E. Van Norman Ave, submitted by Michael Peterson (owner). **Motion made by Zsebe, second by Savagian, to approve the CSM.** All in favor.
8. Review and make recommendation of the draft staff proposed text amendment to Chapter 44 Article V involving the keeping of chickens. This language reflects only the Chapter 44 change. Chapters 4 and 8 will also require appropriate amendment:

Proposed:

Chapter 44 - Article V

Sec. 44-903

(1) d.

In the RS-1 and RS-2 Residential Districts, the keeping of chickens and the erection of structure for that purpose may be allowed as defined in (ref: Appropriate Amended Sections of Chapters 4 & 8). Where requirements can be met, the structure for the keeping of chickens shall also require approval of the Department and a building permit. Violations of the licensing requirements and the terms defining this accessory use shall be enforced by the Department.

Motion made by Zsebe, seconded by Gates, to approve a positive recommendation to the Common Council with condition that the chickens must be at all times contained within the built accessory structure, that renters be excluded from those able to obtain the permit, and that this regulation be subject to a one year trial period. All in favor.

9. Review and appropriate action regarding the proposed exterior site alteration and erection of containment fencing at Marshall's Bar, 5832 South Packard Avenue, to accommodate an extension of premises request and license amendment pending before the Rules, Laws and Licensing Committee.

Motion made by Savagian, seconded by St. Marie-Boelkow, to table the item to the next meeting to allow the applicant more time to submit formal plans.

10. **Motion made by Gates, seconded by Savagian,** to adjourn meeting of Plan Commission. Nick Gates also announced that he will be vacating his position on the Plan Commission and Design Review Board at the end of 2018.