

**MINUTES OF THE PLAN COMMISSION FOR THE CITY OF CUDAHY, WI  
HELD AT THE MUNICIPAL BUILDING ON  
July 12, 2011**

**CALL TO ORDER**

Meeting was called to order at 7:00 PM by Mayor Day

**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 Jason Litkowiec, and Commissioner Jim Zsebe and Alderman Richard Bartoshevich and Commissioner Savagian. Also present was Building Inspector, Butch Loferski. Absent and excused was Commissioner Mike Coulthurst and Commissioner Mike Nelson.

**AGENDA FROM MEETING**

Motion made by Alderman Litkowiec to approve minutes from June 14, 2011 and seconded by Commissioner Savagian. All in favor 5-0.

**1. Discussion and appropriate action regarding a PUD approval request for “The Car Company” at 4814 South Whitnall Ave.**

James Crivello presented his request for a Building at 4814 Whitnall Ave, Auto Repair Inc. for Body Work and Painting. Also a used car sales by appointment. Questions by the Commissioners relating to the painting of cars and spray booths. The owner stated he would be OK with being allowed no more than 2 vehicles for sale in front of building. Diana Zielinski of S. Packard Ave. expressed concerns about the building having been occupied for over a month, cars out in front as well as the side back lot, graded as if to be used as a used car lot, concerns also about the fluids leaking into the storm system. She expressed concerns about the enforcement of City Regulations and green space maintenance. Mr. Crivello stated that only deliveries were accepted today, after having been ordered to vacate until approved and an occupancy permit issued. Commissioner Savagian expressed concerns about needs for the area being cleaned up for some time. Motion to approve by Commissioner Zsebe to use as a repair shop, no painting. No more than 4 wrecked vehicles stored in back of building. Non damaged vehicles parked (vehicles only) on side angled parking to be licensed customer/employees non transferable approval. Alderman Litkowiec friendly amendment, – 1 stall for sale vehicle in front of building, then seconded by Commissioner Savagian. Approved 4-1 (Alderman Bartoshevich no.)

2. **Discussion and appropriate action regarding 2<sup>nd</sup> floor rear residential addition for 5748 S. Swift Ave.**

David Guetzkow explained his request for a 2nd story addition to replace former 1 story addition. Motion to approve by Commissioner Savagian, seconded by Alderman Litkowiec. All in favor 5-0.

3. **Discussion and appropriate action regarding conditional use request for Spiritual Consultant, at 4729 S. Packard Ave.**

Tonya Costello explained what a Spiritual Consultant does, Feng Shui, stress reliving meditation, Aroma Therapy. Commissioner Zsebe questioned why this was before the Commission as Retail Sales. It was explained to Commissioner Zsebe that the Zoning Code Advisory Committee Recommended that this use (Spiritual Consultant) because it is unspecified, be a Conditional Use in B-3. That was merely a recommendation and if the commission feels that this would be appropriate in B-3, they could decide to approve. Commissioner Savagian enlightened all present at the meeting as to what "Feng Shui" consists of. Motion to approve as unspecified used (Spiritual Consultant) and retail sales made by Alderman Litkowiec, seconded by Commissioner Zsebe. All in Favor 5-0.

4. **Discussion and appropriate action regarding amendment to previously approved site plan, at 6101 South Pennsylvania Avenue.**

Jim and Kyong Watson presented their request to relocate previously approved building to 15' from west property line to better utilize site. Motion to approve made by Alderman Bartoshevich, seconded by Alderman Litkowiec. All in favor, 5-0.

5. **Discussion and appropriate action regarding request for legal non-conforming use change at 5317 South Lake Drive and adjustment to proposed property line to previously approved Certified Survey Map.**

Bill Krawczyk explained the proposal for Jewelry Store use at 5317 South Lake Drive. Concerns by the commission were expressed as the non conforming use would be moving to less restrictive use. Motion made by Alderman Bartoshevich, to refer to Atty. Eberhardy to obtain a opinion, seconded by Alderman Litkowiec. Pasted by 4-1 (Commissioner Savagian no).

**ADJOURN**

Motion to adjourn by Alderman Bartoshevich, seconded by Commissioner Savagian at 8:15pm.

All in favor 5-0.