

1 VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 11/17/22

1. Call to order by presiding officer. President Sommers called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited. Don stated Thanks to all the Veterans for their Service.
3. Roll Call: Plan Commission: Grim, Nellis, Janas, Payleitner, Sommers and Yates were present. Bembenek absent.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 8/25/22. Grim/Yates motioned to approve the meeting minutes from 8/25/22. Motion carried unanimously.
6. Discussion and possible approval of Plan Commission meeting minutes from 10/27/22. Grim commented in item 8 week vs weak. Nellis/Janas motioned to approve. Motion carried unanimously.
7. Citizen Comments. None.
8. Discussion and possible action on Landscaping updates from Whispering Ridge. Corey Evinrude apologized for getting it in so late, there was some miscommunication. She has turned in a color-coded map. There are 7 to 9 missing trees that were either diseased or never planted in the first place. She summarized her map. There are 2 large pine trees that are losing branches, etc. The bushes in between won't grow because it is so shaded. The berm itself seems small and narrow so nothing is surviving there. They would like to remove the 2 larger trees and replace them with 5 spruce/fir trees in 2024 and revisit that area at that time. The Plan Commission is more concerned about the screening on the outside to help them and their neighbors. Nellis/Grim motioned to approve Whispering Ridge Condo's update on landscaping plan and asked that she send a letter next year updating how things are going with replacement, etc. Motion carried by majority vote. Janas abstained.
9. Discussion and possible action on the signs for Lannon Lions Club. Hector de la Mora emailed an opinion about signs in the right of way. The County approved putting signs on the entrance to Lannon signs without separate posts. Main St. coming into the Village and on Lannon Rd. No permits would be required from the County. Yates stated if they are going to use existing posts, they should be the smaller signs or it will look very odd and out of place. They could even run a stringer between two posts and put sign in the middle. Hector summarized the court case and ordinance for his opinion but also believes that the Lion's Club does a lot for the Village. Public safety issue. Yates stated maybe the legislative committee needs to be review this will more details added to ordinance. Yates/Nellis motioned to table until the Legislative Committee can look at modifying the ordinance with more details. Motion carried unanimously.
10. Discussion only of a conceptual plan for 7291 N Lannon Rd. Michele and Eric Bartelt were present to summarize their plans of what they want to do with Bette Ann's building. They want to get the building renovations done for their use and to help the Village. Residential property above and commercial down below. The interior infrastructure needs to be re-done. It would be updated for ADA compliance. Exterior updates are expanded in option B vs option A. Want to get a feel of likes, dislikes, etc. so they can finalize a plan. Engineer Ben Wood stated that TID 1 was expanded to include this property and that motivation was to enhance the Village aesthetically. Their architect has been in contact with Ben and he submitted options with TID money or without TID money. Yates thanked them for the nice package of plans. It is complete and is in favor of option B that helps make the Village more appealing. It keeps some of the history but expands the use. Janas stated updating the outside would help a lot. The public area with the benches on the corner adds a nice touch. Payleitner is also encouraged by their plans. Engineer will organize a meeting with Ehlers and the applicants to discuss plans a little further. Nellis motioned to approve the plan conceptually. No second. Nellis/Janas motioned to have the Engineer organize a meeting with Ehlers and applicants to get a professional service agreement and staff to move forward. Motion carried unanimously.

11. Discussion and possible action regarding an E-bike business to be operated within the K-Kom building located at 7434 N Lannon Rd. Engineer Ben Wood summarized his comments. Ron Kohl owns the building, and the applicant wants to lease vacant space within the building. The applicant is not using the site other than parking lot. There is some ambiguity on the outside work however the applicant is not using the outdoor space. It is zoned B2 and this is a permitted use. More detailed on hours, a separate sign permit is required. Parking is more than adequate. The applicants were present to summarize their goal. Happy E Bikes envisions using it as a pop-up spot. Delivered, built and shipped from the KKom building. They do want to also rent bikes as a side to their business. Start with 12 bikes for rentals. Need more direction on hours, which is not open hours, just hours someone would be on site. We should get an opinion from the County to see if the bikes are legal on the bugline so we are not creating a situation. 7:00 a.m. to 9:00 p.m. to adjust the hours. Hector asked if they would modify the application that they would not rent until we get an opinion from the County. Grim/Yates motioned to approve Happy E Bikes MKE plan of operation once a letter is submitted to the Village from Waukesha County allowing them on bugline. Motion carried unanimously.
12. Consideration and submission of recommendations to the Lannon Legislative Committee about a proposed draft zoning ordinance amendment regulating the installation of a LOOP BUILDING or LOOP STRUCTURE in the village. Hector submitted a draft ordinance regarding the Loop structure buildings. Payleitner wanted an opinion on what we are trying to do with the ordinance. The ordinance would allow them in certain zoning areas, with conditions. Some communities don't like them in a residential area because they get damaged in 3 to 5 years. Plan Commission doesn't feel it should be in a residential area. Should be 500 square feet and determine a cost at Village Board level. Number of them should be approved by usage on a case-by-case basis. Strike lines 40 through 46. Conditional Use is technically a variance. There are a lot of steps to obtain a Conditional Use permit. Have to know going in that it will be a several month process for approval because people fail to plan ahead. Grim/Yates motioned to send the Legislative Committee changing conditional use to special use, eliminate line 40 through 46, line 54 changed to 500 square feet, take out restricting one structure and remove line 57 and eliminate the cost until determined by Village Board. Motion carried unanimously.
13. Discussion and possible action regarding enforcement action 20172 W. Good Hope Rd. Trustee Nellis stated he had called the Police Department regarding some activity at this property. The Police determined that there is operation is ongoing and looks like more commercial storage than personal storage. There needs to be enforcement action if they don't want to be honest with us and comply with our Plan of Operation, we need to bring them into compliance or shut them down. Flagrant disregard of the rules. Injunction against the property. We will get the run around. It was Hector's opinion to have the Village Board approve commencement of action at circuit court to seek injunction and a per diem penalty. The municipal court doesn't have authority to issue injunction order. Ben stated the property is zoned commercial so all they need is a Plan of Operation to be legal. Hector amended his position and stated that Municipal court and a fine is sufficient then. Grim/Janas motioned to recommend to the Village Board to have a citation written for Municipal Court for operating without a plan of operation. Motion carried unanimously.
14. Adjournment. Yates/Janas motioned to adjourn the meeting at 8:17 p.m. Motion carried unanimously.

November 18, 2022
Respectfully submitted,
Brenda Klemmer
Village of Lannon Clerk/Treasurer

*Notice is hereby given that the Municipal Building is accessible to elderly and disabled persons.**Notice is also hereby given that members of other governmental bodies from the Village of Lannon may be present at this meeting to gather information about a subject on which they may have decision making responsibility and may constitute a quorum of that governmental body. No action by any of those governmental bodies, except the Village Board of Lannon, will be taken at this meeting.