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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, January 24, 2022
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chair John Wirth
Alderman Robert Strzelczyk
Commissioner Gregg Bach
Commissioner Dan Gentges
Alternate Stephanie Hawley
Commissioner Rick Lemke
Commissioner John Stoker
Commissioner Martin Choren - **Absent**
Commissioner James Schaefer - **Absent**
Commissioner Rebecca Schaefer - **Absent**

Chairman Wirth called the meeting to order at 6:00 p.m.

2) Approval of Meeting Minutes from December 13, 2021

Action

Commissioner Stoker made a motion to approve the meeting minutes from December 13, 2021.

Commissioner Lemke seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Stoker
ABSENT:	Choren, J. Schaefer, R. Schaefer

3) Regular Business

- a) Christian Life Center, Inc. The applicant is seeking certified survey map approval to combine two parcels into 1-lot for the properties located at 2803 & 2909 W. Mequon Road.

Planner Vang stated that the request is for a parcel combination to combine two parcels into a newly created lot. The new lot will be split zoning; the vacant piece is zoned R-3, and the current church site is zoned IPS. She explained that it is not uncommon to have split-zone lots. A condition was added that requires that all the uses on the site must conform with the underlying zoning district.

Action

Alderman Strzelczyk made a motion to approve the CSM.

Commissioner Bach seconded the motion.

A roll call vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Greg Bach, Alternate
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Stoker
ABSENT:	Choren, J. Schaefer, R. chaefer

- b) Eric Rohs for Crossroads Presbyterian Church. The applicant is seeking sign waiver approval for three directional signs at 7 square feet each, which exceeds the size allowed by code, for the property located at 6031 W. Chapel Hill Road.

Planner Vang stated the request is for 7 sq. ft. directional signs. The code allows that directional signs be no greater than 3 sq. ft. and 4 feet in height. The proposal does meet the height requirement, but the applicant is requesting an increase in sign size. Based on the site layout, staff is supportive of the requested proposal. The site has 2 separate parking lots and 4 separate entrances into the site. Each of the proposed directional signs will be located at 3 entrances into the site and the main entrance will have the permitted free-standing sign. Planning Commission has approved larger directional signs in the past for sites with multiple parking lots. Staff recommends approval of the 7-foot directional signs with the condition that the site is not permitted their second free-standing sign. Approval is also recommended due to the parking lot configuration and the elimination of the secondary sign. Setbacks will meet all the requirements of the new sign code.

Action

Commissioner Stoker made a motion to approve the proposed directional signs based on the conditions in the staff report.

Commissioner Lemke seconded the motion.

A voice vote was taken; vote passed (7-0)

4) Announcements

The next meeting is Monday, February 28, 2022, at 6:00 p.m.

5) Adjourn

Action

Commissioner Stoker made a motion to adjourn the meeting.

Commissioner Lemke seconded the motion.

A voice vote was taken; vote passed (7-0)

Respectfully Submitted,

Jac Zader