

CITY OF GLENDALE — PLAN COMMISSION
July 5, 2022

Regular meeting of the City of Glendale Plan Commission convened in the Glendale City Hall Council Chambers, 5909 North Milwaukee River Parkway, and via Zoom.

The meeting was called to order by Mayor Kennedy at 6:01 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Shauntay Nelson, Shawn Storey, Fred Cohn, Phillip Bailey, Rachel Rieck, and Amanda Seligman. Absent: None.

Other Officials Present: John Fellows, Director of Community Development; Nicole Maurer, Deputy Clerk/Treasurer.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on June 30, 2022, of the date and time of this meeting, the agenda was posted to the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff, and all those present pledged allegiance to the flag of the United States of America.

MATTERS TO BE CONSIDERED.

Adoption of Minutes of the June 7, 2022, Plan Commission Meeting.

Motion was made by Commissioner Rieck, seconded by Commissioner Cohn, to adopt minutes from the June 7, 2022, Plan Commission meeting. Ayes: Commissioner Nelson, Storey, Cohn, Bailey, Rieck, and Seligman. Noes: None. Abstain: Commissioner Seligman. Motion carried.

Discussion and possible action for a business use approval for Milwaukee Gun Smith for a firearms repair shop in the M-1 (Warehouse, Light Manufacturing, Office and Service District) zoning classification, at 6651 N Sidney Place Tax Key Number 1361-000-003.

Milwaukee Gun Smith (MGS) is currently located in Brookfield, WI and is seeking a larger space and looking to move to Glendale, specifically 6651 N Sidney Place. Milwaukee Gun Smith will be subleasing space from Brilliant DPI, Inc. Brilliant DPI, Inc will continue to occupy the space. Milwaukee Gun Smith will occupy 1700 square feet of the Brilliant DPI, Inc Space. No exterior alteration to the building or site is planned.

MGS, LLC repairs, customizes, and cleans firearms. MGS, LLC also does firearm transfers after a background check has been completed and the DOJ or the FBI approved the transfer. MGS, LLC does not sell any firearms or ammunition. The main uses for Milwaukee Gun Smith are a gunsmith workshop and office space. The company expects to employ 2-4 people Wednesday through Saturday. Hours are 10:00 a.m. to 6:00 p.m. Wednesday through Friday and Saturday 10:00 a.m. to 4:00 p.m. The only signage proposed at this time will be on the entry door. Security will be via cameras.

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The City Clerk, Police Department, and Administration has reviewed all applicable materials and have determined that the proposed use does not include the sale of firearms. City ordinances (Title 15 Miscellaneous Business License, Chapter 15 License for Gun Sales) prohibit the sale of firearms at this location due to the distance of the facility from a school. If at some point in the future their business plan were to change to include the sale of firearms the applicant would need to find a new location, as such use is not permitted at 6651 North Sidney Place.

Mayor Kennedy asked for a motion to lay this item over to the next Plan Commission meeting on August 3, 2022.

Motion was made by Commissioner Rieck, seconded by Commissioner Bailey, to lay over the discussion and possible action for a business use approval for Milwaukee Gun Smith for a firearms repair shop in the M-1 (Warehouse, Light Manufacturing, Office and Service District) zoning classification, at 6651 North Sidney Place, Tax Key Number 1361-000-003, to the next Plan Commission meeting on August 3, 2022. Motion carried unanimously.

Discussion and consideration of scheduling a public hearing for a conditional use permit for Colin Comer for a storage, service and maintenance facility for vintage car collecting at 2035 West Bender Road, land use classification Industrial, Tax Key Number 160-9985-000 – Schedule Public Hearing at Plan Commission.

Mr. Comer is a vintage car collector who resides in River Hills and desires an offsite location to store, service, and maintain a few of them. The applicant “desires to use the building for housing collector cars from his private collection and to perform maintenance and repair as needed. All vehicles will be stored inside the building and out of sight.” No employees will be hired for this location. The facility will not be open to the public. Only the applicant, family and invited guests will be at the location. Hours of operation will be approximately 10 hours a week. There will be no signage on the property. Security fencing will be repaired and restored to a functional appearance. Mr. Comer has indicated that he will be making repairs late summer/early fall to the property and is targeting a November 1, 2022, occupancy date.

Prestige Auto service has occupied 2035 West Bender for roughly 17 years. The current condition of the building is in a state of decline and disrepair (25 inoperable cars, waste drums, used engines, etc.). Mr. Comer intends to purchase the property and remediate the existing conditions. His goal is to make the property, inside and out, as nice as it can be.

Director Fellows noted the correct address for this item is 2035 West Bender Road. The agenda listed an incorrect address of 2300 West Bender Road.

Motion was made by Commissioner Cohn, seconded by Commissioner Storey, to direct staff to schedule a public hearing for a conditional use permit for Colin Comer for a storage, service, and maintenance facility for vintage car collecting at 2035 West Bender Road, land use classification Industrial, Tax Key Number 160-9985-000, for Wednesday, August 3, 2022, at 6:00 p.m. Motion carried unanimously.

Public Hearing 6:00pm. Regarding a change of zoning for a gas station and convenience store from B-1 “H2” Business and Commercial District to PD Planned Unit Development at 7575 N Port Washington Road, land use classification Planned Mixed Use, Tax Key Number 097-8000-000.

Discussion and consideration of a recommendation to council regarding a request from Spring North Corp / Jason Singh to rezone 7575 N Port Washington Road from B-1 “H2” Business and Commercial District to PD Planned Unit Development, and approval of a general development plan, Land Use Classification Planned Mixed Use, Tax Key Number 097-8000-000, for a proposed gas station and convenience store.

Spring North Corp/Jason Singh (prospective owners) and Joachim Peter and Karlin Peter (current owners) seek to rezone the property from B1 “H2” to PD Planned Development District for a convenience store and gas station. The current use is a gas station. Under the B-1 “H-2” gas stations and convenience stores are not allowed, and expansion of a non-conforming use is prohibited. The applicant has met with staff multiple times to discuss the site design, building design and other elements of redevelopment.

Mayor Kennedy opened the public hearing to rezone 7575 North Port Washington Road from B-1 “H2” Business and Commercial District to PD Planned Unit Development, Land Use Classification Planned Mixed Use, Tax Key Number 097-8000-000, for a proposed gas station and convenience store.

Ms. Hilda Arndt of 7626 North Chadwick Road was present for the public hearing. Ms. Arndt expressed concern that the convenience store will cause traffic congestion.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey, to close the public hearing. Motion carried unanimously.

Motion was made by Commissioner Rieck, seconded by Commissioner Cohn, to recommend Common Council rezoning of 7575 North Port Washington Road from B-1 “H2” Business and Commercial District to PD Planned Unit Development and grant approval of a general development plan subject to the following: 1) At the time of Specific Development Plan approval, the applicant shall show a lighting plan meeting city ordinances and regulations; 2) At the time of Specific Development Plan approval, the applicant shall provide a detailed landscaping plan showing a variety of evergreen, deciduous and perennial plantings listing names, quantities, and specifications; 3) At the time of Specific Development Plan approval, the applicant shall provide detailed information regarding the location and design of a dumpster and recycling screening; 4) At the time of Specific Development Plan approval, the applicant shall provide general information regarding signage locations. It was also recommended that staff evaluate traffic flow issues and give a recommendation regarding traffic flow. Motion carried unanimously.

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ADJOURNMENT.

There being no further business, motion was made by Commissioner Storey, seconded by Commissioner Cohn, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:58 p.m., until Wednesday, August 3, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: July 5, 2022