

**Village of Greendale
Plan Commission Meeting
October 11, 2017**

President Birmingham called the Plan Commission meeting to order at 7:02 p.m. in the Board Room of the Village Hall.

ROLL CALL

Present: President Birmingham, Chadwick, Davis, Genz, Kosarzycki
Absent: Kraemer, Schroedl
Also Present: Scott Satula, Director of Inspection Services
Erin Scharf, Permit Clerk
Kristian Vaughn, Village Plan Consultant (Graef-USA)
Audience: Donna Oullette (part of meeting)

MINUTES

Commissioner Davis motioned, seconded by Commissioner Kosarzycki to approve the Plan Commission meeting minutes of July 12, 2017.

Ayes: President Birmingham, Chadwick, Davis, Kosarzycki
Abstain: None
Nays: None
Motion to Approve: Carried

President Birmingham announced Commissioner Genz arrived at 7:03 p.m.

REFERRALS FROM THE VILLAGE BOARD

President Birmingham read the following:

- A. PC 17-03: Discussion and necessary action to consider a petition to amend the Greendale Zoning Code to allow “temporary outdoor retail displays and sales” in the Business Districts. The objective of the Code amendments is to allow business owners to display merchandise and engage in sales outside of their building in the B-1, B-2, B-3, and B-4 Business Districts.**

Planning Consultant Kristian Vaughn read the consultant memo for the petition to Amend Greendale Zoning Code to Allow Temporary Outdoor Retail Displays and Sales.

Commissioner Davis asked why the Village is pursuing this change. President Birmingham stated a Trustee requested the Commission to pursue this, due to the fact that we are one of the last communities to not allow outdoor displays and sales. Commissioner Davis asked which businesses this would include and would the displays be allowed on public property or Village Right of Way. Mr. Satula indicated this would allow all businesses in the B-1, B-2, B-3 and B-4 districts to apply for approval of “temporary outdoor retail display and sales” and this would be allowed on private property in a specific area indicated with their application. Commissioner Davis also asked if food and drink would be allowed outside. Mr. Satula stated that it might be possible but alcohol would be questionable due to licensing regulations.

Mr. Satula went on to explain the different businesses and what they might apply for when it comes to outdoor displays. He also explained that Sendik's requested outdoor sales in their original Special Use proposal.

Commissioner Chadwick mentioned that Walmart never requested an outdoor display area because they knew our code did not allow for it. She also stated they were intending to be a "Neighborhood Market" and did not necessarily need an outside display area. However if the new ordinance is enacted Walmart may apply so they have the option to sell plants, pumpkins, etc. outside.

Commissioner Genz asked Mr. Satula to run him through what this process would look like if he were an applicant. Mr. Satula explained the process according to the ordinance presented to the Commission. There is a timetable indicated in the ordinance. It could be six months or it could be one year.

Kristian Vaughn explained that there is a sunset provision. He also explained what the applicant may have to do if they are not able to meet the requirements in the proposed ordinance and at what point their proposal may trigger a Special Use.

President Birmingham explained that Grand Haven owns the Downtown Greendale area and does not allow the businesses to have outdoor sales of any kind. He explained that Greendale's vision has always been about keeping things clean and neat but this has almost restricted businesses too much. He also asked for expansion on businesses, which may have to amend prior Developers Agreement's and/or Special Use agreements and how much this would cost the Village. Mr. Satula explained that the cost for Attorney and Planning Consultant fees are a pass through to the applicant.

Commissioner Kosarzycki expressed concern for the future along with maintaining the cleanliness and integrity of the Village if there is no requirement for the stores to bring in the outdoor items in at the end of the day.

Commissioner Davis motioned, seconded by Commissioner Genz to recommend approval to the Village Board of Trustees on PC 17-03 based upon the review of the Planning Consultant's report and draft ordinance prepared by the Village Attorney, to amend the Greendale Zoning Code to allow "temporary outdoor retail displays and sales" in the Business Districts. The objective of the Code amendments is to allow business owners to display merchandise and engage in sales outside of their building in the B-1, B-2, B-3, and B-4 Business Districts; with an amendment to page 6 of the draft ordinance number 15 and the additional amendment as follows:

- 1) 17.368 (4)(a)15. Securing of display items during hours of nonoperation. All items displayed **shall** be required to be moved to an indoor secured location during hours of nonoperation.
- 2) Add 17.368 (4)(b) **A Special Use approval shall be required for any application not meeting the code provisions of this ordinance.**

Ayes: President Birmingham, Chadwick, Davis, Genz, Kosarzycki

Nays: None

Motion to Approve: Carried

ADJOURNMENT

Commissioner Chadwick motioned, seconded by Commissioner Kosarzycki to adjourn.

Ayes: Genz, Chadwick, Schroedl, Davis, Kraemer, Kosarzycki

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 8:17 p.m.

Respectively submitted,

Erin Scharf

Permit Clerk