

**BROWN DEER PLAN COMMISSION
OCTOBER 9, 2006 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by Village President Jaberg at 7:00 P.M.

I. ROLL CALL

Present: Village President Margaret Jaberg; Trustee Tim Schilz; Commissioners: Ryan Schmitz, Rick Stone, Susan Bellehumeur, Roy Williams, John Raffensperger, David Hinman

Also Present: Russell Van Gompel, Village Manager; Jesse Thyges, Assistant Village Manager/Community Services Director; Nathaniel Piotrowski, Planning/Zoning Specialist; Rebecca Boyle, Village Attorney

Excused: Trustee Jeff Baker

II. PERSONS DESIRING TO BE HEARD

None.

III. CONSIDERATION OF MINUTES: September 11, 2006 - Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Stone to approve the regular meeting minutes of August 14, 2006. The motion carried unanimously with Commissioners Raffensperger and Williams abstaining.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski discussed the status of Bradley's, at 4740 West Bradley Road. Mr. Piotrowski indicated that the applicant has submitted State approved plans to the Inspection Department detailing all remodeling and fire prevention for the building. Mr. Piotrowski added that the applicant has run into financial difficulties with the development and has asked the Community Development Authority for TIF assistance. Due to these difficulties remodeling plans are on hold. Mr. Piotrowski also noted that Community Services Staff will have a booth at the annual Historic Granville/Brown Deer Chamber Business Expo on October 12th.

Mr. Thyges reported that General Capital has closed on their acquisition of the Commerce Center site, 4300 West Bradley Road. Mr. Thyges also added that due to asbestos testing at the properties on 55th and Brown Deer Road, the Barry Company will not be able to meet the November 1st demolition deadline. Staff is working on an alternative timetable.

Mr. Van Gompel reported that the Village has closed on it's acquisition of the Kohl's property at 7960 North Sherman Boulevard and that the Village will be working towards demolition in the near future. Mr. Van Gompel also added that Staff is working with General Capital Group for additional press releases regarding the Bradley Village development. Mr. Van Gompel also indicated that Staff is working on lingering issues at the new Lowe's project including the location of a sidewalk and exterior storage and speakers which violate provisions of the operational development agreement.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

- A) **Amended Development Agreement with Cook/Gen Cap Brown Deer LLC for commercial redevelopment at the northwest corner of the intersection of 60th and Brown Deer Road.**

Mr. Piotrowski reviewed the proposal and introduced the applicant.

President Jaberg asked if this agreement would be a substitute agreement as opposed to an amended agreement. Mr. Piotrowski replied that the agreement would be a substitute agreement since the previous version had not been fully executed and recorded.

Trustee Schilz asked if the sidewalk along 60th Street would be straightened along the development's eastern property line. Mr. Piotrowski replied that it would.

Commissioner Raffensperger asked if there would still be bus stop improvements in conjunction with the development. Mr. Piotrowski replied that bus stop improvements are included on the plan.

It was moved by Commissioner Raffensperger and seconded by Commissioner Williams to recommend approval of the Development Agreement with Cook/Gen Cap Brown Deer LLC for a commercial redevelopment at the northwest corner of the intersection of 60th and Brown Deer Road, to the Village Board. The motion carried unanimously.

B) Schedule a public hearing for an Amendment to the Official Map Code, Article 1, to reduce the minimum width required for Village dedicated right-of-way.

Mr. Piotrowski introduced the proposal.

A discussion ensued as to the definition of a right-of-way, street width standards and the various types of streets in the Village.

It was moved by Commissioner Bellehumeur and seconded by Commissioner Raffensperger to schedule a public hearing at the November 13, 2006 Plan Commission meeting for an amendment to the Official Map Code, Article 1, to reduce the minimum width required for Village dedicated right-of-way. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Raffensperger and seconded by Commissioner Schmitz to adjourn at 7:30 P.M. The motion carried unanimously.

Jesse Thyse
Assistant Village Manager/Community Services Director