

**BROWN DEER PLAN COMMISSION
AUGUST 8, 2016 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 6:31 P.M.

I. ROLL CALL

Present: President Carl Krueger; Trustees: Tim Schilz, Jeff Baker; Commissioners: Jeff Jaroczynski, Ryan Schmitz, Al Walters, Bill Hoffmann, Dan Bednar

Also Present: Michael Hall, Village Manager; Nate Piotrowski, Community Development Director; Fernando Moreno, Zoning and Planning Specialist; Rebecca Boyle, Village Attorney

Excused: Commissioners: Ted Wagner

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: July 11, 2016 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of July 11, 2016. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski reported that the Colliers real estate team was moving into a second phase of targeted retail outreach and was planning to report to the Village Board on their progress in September.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) Review and Recommendation of a conditional use permit for a transportation company at 6051 W. Brown Deer Road

Mr. Moreno reviewed the proposal and introduced the applicant Mr. Richard Ranicke, owner of the property.

Commissioner Schmitz asked how this request compared to other transportation companies that have been permitted by the Village. Mr. Piotrowski replied that it is much smaller in terms of the number of vehicles but that the zoning restrictions were similar.

Commissioner Jaroczynski asked what type of vehicles would be parked in the designated spaces. Mr. Ranicke replied that the vehicles were all passenger vans such as a Ford E350. Commissioner Schmitz asked if they would fit in a parking stall. Mr. Ranicke replied that they would.

Trustee Schilz stated that he has seen more than four transportation vehicles parked at the property. Mr. Piotrowski replied that these vehicles likely belonged to another company that was renting at the property but has since been evicted. Mr. Ranicke added that the four parking space restriction will help him keep the current tenant from trying to park more vehicles.

Trustee Baker stated that he felt the hours of operation being limited to 6 a.m. through 9 p.m. would hinder a business that may require early or late hour access to vehicles. Mr. Piotrowski replied that Staff would work with the Village Attorney to add language that would provide flexibility to move or park vehicles beyond these hours.

Commissioner Schmitz asked why the most southeasterly spots on the property were selected for the transit vehicle parking. Mr. Ranicke replied that these spaces provided the least interference for other tenants and customers. Commissioner Jaroczynski asked where transportation company drivers would park. Mr. Ranicke noted that drivers typically parked near the proposed transit vehicle spaces on the south side of the site.

It was moved by Commissioner Hoffmann and seconded by Commissioner Bednar to recommend approval of the conditional use permit to the Village Board, subject to adding language providing flexibility on vehicle pick up and drop off hours. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Commissioner Jaroczynski to adjourn at 6:50 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director