

**BROWN DEER PLAN COMMISSION
NOVEMBER 14, 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 6:32 P.M.

I. ROLL CALL

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

Also Present: Michael Hall, Village Manager; Nate Piotrowski, Community Development Director; Rebecca Boyle, Village Attorney

Excused: Commissioners: Ted Wagner

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: October 17, 2016 – Special Meeting

Commissioner Jaroczynski noted a correction of the adjournment time to 5:49 pm

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the special meeting minutes of October 17, 2016, with the noted correction. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

None

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

- A) Public Hearing and Recommendation on a rezoning of multiple properties including; 8411 and 8406 N. 66th Street, 6720 and 6550 W. Dean Road and Lot 26 of the Elm Springs Subdivision (vacant parcel at NE corner of N. 64th Street and W. Dean Rd.) from R2 Single Family Residential to R3A Single Family Residential**

Mr. Piotrowski reviewed the proposal and introduced Fred Bersch of Bonnilake Real Estate, agent for the applicant, Charlene Smith.

President Krueger opened the public hearing at 6:40 p.m.

Dan Jones, 8406 N. 66th Street, asked if the rezoning would impact the conformity of his garage. Mr. Piotrowski replied that the zoning would not change the status of his garage but would make the dimensions of the lot conforming, meaning that the principal structure could be rebuilt on the lot if totally destroyed.

President Krueger asked if this would allow the currently vacant lot to be subdivided. Mr. Piotrowski replied that it would allow for a one lot subdivision if approved via Certified Survey Map.

Trustee Baker asked for more information on how the lot could be divided. Mr. Bersch discussed the possible dimensions of a future land division but added that there was only the intention to build a single home at this time.

Dan Jones asked why the rezoning did not extend all the way to 67th Street. Mr. Piotrowski replied that the remaining lots along Dean Road are zoned R2 and conform to zoning.

Trustee Schilz asked what was happening on the vacant lot since he noticed a lot of activity. Mr. Bersch replied that there was ongoing clearing and grubbing of trees and vegetation. Mr. Piotrowski noted that this was allowed and that the owner was proceeding at their own risk since a plan for the new house was not yet approved.

President Krueger closed the public hearing at 6:50 p.m.

It was moved by Commissioner Schmitz and seconded by Commissioner Jaroczynski to recommend approval of the rezoning to the Village Board. The motion carried unanimously.

B) Review and Approval of a special accessory use permit for front yard playground equipment at 4835 W. Parkland Avenue.

Mr. Piotrowski reviewed the proposal and introduced the applicants Elizabeth Blas and Thomas Henk.

Commissioner Hoffmann asked how many other properties had similar situations with playgrounds in front yards. Mr. Piotrowski replied that he did not know of a specific number but noted that there are multiple other properties with playground equipment in a similar position on lots. He added that while they were in similar positions they may not be defined as front yards.

President Krueger asked where the southern lot line was located in relation to the swing set. Mr. Piotrowski replied that it was estimated between 3.5' and 4.0' south of the swing set but that there was no official survey pinpointing the exact dimension.

Trustee Baker asked if the swing set could be moved to the north away from the southern property line. Michael Ganzer, attorney, representing the applicants, stated that it would be difficult because of an existing tree to the north and the fact that the swing set has poured concrete footings.

Commissioner Jaroczynski asked how many children used the playground equipment. Ms. Blas replied that there were two children ages 2 and 5.

Pam Deeds, 4813 W. Parkland Ave. stated that she supported the special accessory use request. Ray Dahms, 4821 W. Parkland Ave. stated that he supported the special accessory use request. Ms. Fessenbecker, 4925 W. Parkland Ave. stated that the aesthetics of the neighborhood were enhanced by the swing set and associated landscaping and she supported the request.

Trustee Schilz stated that he had safety concerns related to the type of decorative fencing surrounding the swing set. A discussion ensued as to the type of fencing and ability to regulate. No change to the fencing type was proposed.

It was moved by Commissioner Hoffmann and seconded by Commissioner Walters to approve the special accessory use permit. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Jaroczynski and seconded by Commissioner Schmitz to adjourn at 7:25 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director