

**BROWN DEER PLAN COMMISSION
OCTOBER 10, 2011 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 7:02 P.M.

I. ROLL CALL

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

Also Present: Russell Van Gompel, Village Manager; Nathaniel Piotrowski, Community Development Director; Rebecca Boyle, Village Attorney

Excused: Commissioner Lee Jones

II. PERSONS DESIRING TO BE HEARD

None.

III. CONSIDERATION OF MINUTES: September 12, 2011 – Regular Meeting

It was moved by Commissioner Hoffmann and seconded by Commissioner Schmitz to approve the regular meeting minutes of September 12, 2011. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski reported that Staff recently attended the official ribbon cutting ceremony for the new Oak Leaf Trail extension on October 3. He indicated that the event was well attended and included representatives from all partner groups including the River Revitalization Foundation, WE Energies and officials from Milwaukee County.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) Public Hearing and recommendation for used car sales and a public garage at 4102 W. Bradley Road

Mr. Piotrowski reviewed the proposal and introduced the applicant Justice Khalsa and his architect Keith Kerwin. Mr. Khalsa discussed the proposed used car sales and detailed his plans for the site.

President Krueger opened the public hearing at 7:04 p.m.

Commissioner Hoffmann asked about the source of the used cars. Mr. Khalsa replied that sources would vary but could include local auctions, online sales and trade ins.

Commissioner Jaroczynski asked how many cars were able to be serviced at the same time and how cars would be delivered. Mr. Kerwin replied that 2 cars could be serviced at the same time and Mr. Khalsa replied that deliveries could vary with some vehicles arriving by larger semi trailer while other times arriving on smaller trucks.

Rob Gilbert, 8041 N. Cedarburg Road stated that he felt the proposed land use did not fit in with the overall planning goals of the neighborhood given other recent redevelopment.

Jim Farmer, 8041 N. Cedarburg Road stated that he was concerned that the land use would create greater trucking to the site and increases in vehicular traffic.

Jim Attasek, 4301 W. Bradley Road, Suite 101, stated that he felt a used car dealership was not an appropriate land use for the neighborhood.

Sylvan Leabman, 4195 W. Bradley Road, stated that he was concerned about the safety of his elderly residents with such a land use. He added that he also felt the proposal was inconsistent with the area's TIF development efforts.

Sig Strautmanis, 4301 W. Bradley Road, stated that he felt a used car dealership was not consistent with the long term goal of the area's redevelopment efforts and noted that a single user development at this site conflicted with the project plan for the TIF District.

Dan Farkas, 8008 N. Sherman Blvd. stated that he was against the proposed land use.

Bill Metzger, 8131 N. 54th Street, stated he was against the proposal due to the hazard of added vehicles coming and going from the site as well as the potential for security or crime issues.

Pete Rodsch, 4301 W. Bradley Road, stated the proposal was inconsistent with the neighborhood planning to date.

President Krueger closed the public hearing at 7:43 p.m.

Commissioner Hoffmann stated that the site was not appropriate for such a use.

Trustee Baker stated that he was concerned that the land use was inconsistent with the redevelopment of the area to date, past practice related to used cars in the corridor and the single use nature being in conflict with the TIF plans.

It was moved by Commissioner Bellehumeur and seconded by Commissioner Hoffmann to recommend denial of the Conditional Use Permit for used car sales and a public garage at 4102 W. Bradley Road to the Village Board. The motion carried unanimously.

B) Review and recommendation for an amendment to the Conditional Use Permit for a service station, convenience store and automobile laundry at 5125 W. Brown Deer Road

Mr. Piotrowski reviewed the proposal and indicated that the Fire Department gave late word to Staff stating that the propane exchange could not be located in its current location due to its proximity to windows. Since the applicant was not present to provide an alternate location Staff recommended that the item be tabled and sales halted.

It was moved by President Krueger and seconded by Commissioner Schmitz to table to the item until a future meeting and cease sales until a new location is approved. The motion carried unanimously.

C) Review and Recommend Sub Area Plans

Mr. Piotrowski reviewed the proposal and stated that these plans were conceptual only and would help to serve as a guide for future development. He added that the sub area plans were not binding legal documents like the comprehensive plan.

It was consensus of the Plan Commission to recommend the sub area plans to the Village Board for final review.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to adjourn at 8:00P.M. The motion carried unanimously.