

**BROWN DEER PLAN COMMISSION
OCTOBER 11, 2010 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

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

I. ROLL CALL

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

Also Present: Jesse Thyges, Assistant Village Manager; Nathaniel Piotrowski, Planning and Zoning Specialist
Rebecca Boyle, Village Attorney

Excused: Commissioners Lee Jones, Dan Bednar; Village Manager Russell Van Gompel

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: August 9, 2010 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of August 9, 2010. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski reported that the Village recently completed a section of the bike trail extension across the railroad tracks into Village Park as well as a section of sidewalk along the south side of Brown Deer Road between Arbon Drive and Deerbrook Trail. He also reported that Staff spoke with the owner of the former Citgo gas station and was advised that he is exploring redevelopment opportunities that may not include a gas station.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) Development Agreement with Mike Benson for a consignment store at 8669 N. Deerwood Drive

Mr. Piotrowski reviewed the proposal and introduced the applicants, Mike and Linda Benson.

Trustee Schilz asked if a consignment store was a conditional or permitted use in the Original Village Planned Development District. Mr. Piotrowski replied that the district considers all uses permitted so long as they are approved by a site specific development agreement. He added that other commercial districts list out conditional and permitted uses and in some of those districts a consignment store is considered a conditional use.

President Krueger asked how long the property has been vacant since Fabric Fusion last occupied the site. Mr. Benson replied the building has been vacant for three years.

Commissioner Schmitz asked for a clarification on the types of items that would be accepted for consignment. Ms. Benson replied that they would target upscale vintage home goods and stated that they would not accept items such as weapons, live animals or pornographic material. Consignment items would be supplemented by estate sale items the Bensons secured.

Trustee Baker asked if there would be any change to the building signage. Mr. Piotrowski replied that there is currently no building signage and only a change to the ground sign would take place.

Trustee Baker asked how the business would be marketed. Mr. Benson replied that he would utilize Facebook, Twitter and Craigslist for marketing among other outlets.

Trustee Baker asked if the business would refurbish or repair products. Mr. Benson replied that only minor repairs would be made to items.

It was moved by President Krueger and seconded by Commissioner Bellehumeur to recommend approval of the Development Agreement with Mike Benson for a consignment store at 8669 N. Deerwood Drive to the Village Board. The motion carried unanimously.

B) Discuss possible change to meeting start time

Mr. Piotrowski stated that Staff was interested in possibly moving the start time of the Plan Commission meeting to 6:30 p.m. in order to be consistent with other Village meeting times. An informal query of the members suggested an even split of those in favor of the change and those opposed. It was suggested that the other two members that were not present be consulted as well. Staff will determine final opinions and return to the Plan Commission with a new agenda item should a time change be warranted.

VII. ADJOURNMENT

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

Jesse Thyges
Assistant Village Manager