

**BROWN DEER PLAN COMMISSION  
JANUARY 12, 2015 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 6:30 P.M.

**I. ROLL CALL**

Present: President Carl Krueger; Trustee Jeff Baker; Commissioners: Al Walters, Ryan Schmitz, Bill Hoffmann, Dan Bednar, Jeff Jaroczynski, Susan Bellehumeur

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

Excused: Trustee: Tim Schilz

**II. PERSONS DESIRING TO BE HEARD**

None

**III. CONSIDERATION OF MINUTES: September 8, 2014 – Regular Meeting**

*It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of September 8, 2014. The motion carried unanimously.*

**IV. REPORT OF STAFF/COMMISSION MEMBERS**

Mr. Piotrowski reported that an open house was scheduled for a review of the final draft outdoor recreation plan on January 20<sup>th</sup> from 5:00 – 7:00p.m. at the Dolan Community Center. He also added that there is a special premiere screening of “Around the Corner with John McGivern” on February 9<sup>th</sup> at 6:30 p.m. at the high school. The premiere is preceded by a community wide spaghetti dinner. He added that Staff will circulate an email to determine a quorum for an alternate February Plan Commission meeting so as not to conflict with the premiere event.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

- A) Public hearing, review and recommendation of a conditional use permit to Eco-Site LLC, for a cellular communication tower and associated equipment at 8200 N. 60<sup>th</sup> Street.**

Mr. Piotrowski reviewed the proposal and introduced the applicant who was represented by Tony Phillips of SAC Wireless.

President Krueger opened the public hearing at 6:37 p.m.

There were no public comments.

President Krueger closed the public hearing at 6:38 p.m.

Commissioner Jaroczynski asked about the size of the equipment enclosure. Mr. Phillips replied that it was 30’ x 30’.

President Krueger asked what was being done to prevent baseballs from flying into the enclosure. Mr. Phillips replied that this had not been considered but suggested that sloped netting could be placed over the enclosure area.

President Krueger asked if the floor area would be gravel within the compound. Mr. Phillips replied that it would be gravel but the equipment would rest on concrete pedestals.

President Krueger asked why they would not locate on the new library tower. Mr. Piotrowski replied that the applicant and carrier wanted a position to the north of the library site and that they also preferred to be the main carrier on a tower and not have a secondary position.

Commissioner Hoffmann asked about the design and condition of the access path leading to the tower and shelter. Mr. Piotrowski replied that there is an asphalt path to homeplate and this was to be used as part of the access path. He suggested that the Plan Commission require a fully paved path up to the shelter.

Pamela Ritchie, 8270 N. 54<sup>th</sup> arrived at the meeting and asked to speak about the project. It was the discretion of the Plan Commission to allow Ms. Ritchie to comment even though the public hearing was closed. Ms. Ritchie stated that she was concerned about RF signals emitting from the cellular equipment and negative health implications for nearby residents. She asked the Plan Commission reject the proposal and questioned if it could be located somewhere further away from the School Campus. Mr. Phillips replied that this was the most desirable location and indicated that antenna arrays mounted at heights such as the one proposed have not been shown to have negative health effects. He also noted that State and Federal law prohibit a community from rejecting cellular locations due to health concerns. Village Attorney Boyle confirmed this fact and noted that the School Board, as the private property owner could reject the proposal based upon health concerns and Ms. Ritchie could petition that body.

Commissioner Schmitz asked about the security lighting and landscape requirements. Mr. Piotrowski replied that there is typically one light for emergency purposes around the equipment and he noted that the landscaping proposed would be reviewed by the Beautification Committee.

President Krueger asked if the Village Board would see this after the School Board reviewed and approved it. Attorney Boyle replied that this was a possibility but suggested that the Village Board not wait as the delay could be several months and rather approve the plans with any necessary conditions and contingent upon an approved lease with the School District.

*It was moved by Commissioner Hoffmann and seconded by Commissioner Schmitz to recommend approval of conditional use permit to the Village Board with the requirement of a paved access drive to the enclosure, designed to Village Engineer specifications and screening of the enclosure from flying objects. The motion carried unanimously.*

**B) Review and Recommendation of a permanent Conditional Use Permit for a commercial dance studio at 9036 N. 51<sup>st</sup> Street**

*It was moved by Commissioner Bellehumeur and seconded by Commissioner Walters to recommend approval of the permanent conditional use to the Village Board. The motion carried unanimously.*

**C) Review and Recommendation of a permanent Conditional Use Permit for a medical laboratory at 9055 N. 51<sup>st</sup> Street, Unit E**

*It was moved by President Krueger and seconded by Commissioner Jaroczynski to recommend approval of the permanent conditional use to the Village Board. The motion carried unanimously.*

**D) Review and Recommendation of a permanent Development Agreement for a professional office at 8759 N. Deerwood Drive**

*It was moved by Commissioner Schmitz and seconded by Commissioner Bednar to recommend approval of the permanent development agreement to the Village Board. The motion carried unanimously.*

**VII. ADJOURNMENT**

*It was moved by Commissioner Schmitz and seconded by Commissioner Jaroczynski to adjourn at 7:24 P.M. The motion carried unanimously.*



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Nate Piotrowski, Community Development Director