

**BROWN DEER PLAN COMMISSION
OCTOBER 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 6:43 P.M.

I. ROLL CALL

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

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

Excused: Trustee: Tim Schilz; Commissioner: Jeff Jaroczynski

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: July 13, 2015 – Regular Meeting

It was moved by Commissioner Hoffmann and seconded by Commissioner Walters to approve the regular meeting minutes of July 13, 2015. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski reported that Staff was meeting with RFP Commercial to discuss progress in the marketing and sale of the former Lighthouse and Algonquin parcels and Michael Hall reported the Village Board's budgetary decision to begin the process of building a new Public Works yard adjacent to Village Hall.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) Review and Recommendation of a Development Agreement with Aldi, Inc. for a grocery store at 6720 W. Brown Deer Road.

Mr. Piotrowski reviewed the proposal and introduced Tom Howald from Aldi.

Commissioner Hoffmann asked how stormwater was being managed. Mr. Piotrowski replied that the Village was planning to create a regional stormwater management facility due west on land that it would retain for both Aldi and Pak Technologies to the north.

Commissioner Hoffmann asked about the proposed deviation from parking standards. Mr. Piotrowski replied that the deviation was small, totaling only 5 excess spaces and that precedent existed to the east at Walmart.

President Krueger asked if the existing store on W. Brown Deer Road was to remain. Mr. Howald replied that the proposed Brown Deer location is to replace the store further west.

Trustee Baker asked what improvements were made to the building architecture in light of the reduction in sale price. Mr. Piotrowski described the changes including the added glazing, higher parapet and new tower element in the southwest corner.

Trustee Baker asked if Aldi proposed any extra cart security measures. Mr. Howald replied that specific security

measures keeping the carts on site were not currently proposed and that the 25 cent cart deposit generally sufficed for ensuring cart security.

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

B) Review and Recommendation of a Development Agreement with Poco Loco Cantina at 4134 W. River Lane.

The applicant requested to withdraw the item and will resubmit for next month's meeting. No action was taken.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by President Krueger to adjourn at 7:05 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director