

**BROWN DEER PLAN COMMISSION  
JUNE 8, 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 6:32 P.M.

**I. ROLL CALL**

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

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

Excused: Trustee: Tim Schilz; Commissioner: Bill Hoffmann

**II. PERSONS DESIRING TO BE HEARD**

None

**III. CONSIDERATION OF MINUTES: April 27, 2015 – Special Meeting**

*It was moved by Commissioner Schmitz and seconded by Commissioner Jaroczynski to approve the special meeting minutes of April 27, 2015. The motion carried unanimously.*

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

Mr. Hall reported that Village Staff continues to work on the listing and marketing of the Bradley West, Lighthouse and Algonquin School site with RFP Commercial. Mr. Piotrowski added that the Farmers Market starts this week and the first Vibes concert will be held next week Wednesday.

Trustee Baker asked when JFS would build the community center and gardens as part of the second phase of Bradley Crossing. Mr. Piotrowski replied that JFS intends to create these two spaces but they continue to seek founding to help cover costs.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

**A) Review of determination and recommendation on conditional use permit reinstatement for an outdoor beer garden and recreational activities at Parkview Pub, 7651 N. Teutonia Avenue**

Mr. Piotrowski reviewed the proposed reinstatement and mentioned the requested changes to remove the ID card reader and landline phone requirement along with extending the hours until 10pm. He then introduced the applicant Jeff Coker, representing the owner Jill McNutt.

President Krueger asked Police Chief Kass why the position of the department has changed since the last two reviews. Chief Kass replied that the bar has not been involved in any recent complaints and noted that the department was willing to again try to work with the business to allow such a land use.

Trustee Baker asked if any other bars required an ID card reader. Chief Kass replied that he was not aware of any.

Trustee Baker asked the applicant what has changed at the bar to result in a better atmosphere. Mr. Coker replied that the bar staff has worked hard to remove undesirable clientele and promote an environment of respect. He noted that many patrons at the bar are from the adjacent neighborhood now as opposed to outside negative influencers.

Commissioner Bellehumeur asked if public notice was sent to the neighbors. Mr. Piotrowski replied that because the application was being reviewed within a one year timetable from the last public hearing in 2014 a full public notice process was not followed. He noted that at the previous public hearings in 2013 and 2014 no complaints were noted nor were there any direct complaints to his office.

Commissioner Schmitz asked if the improvements noted on the original conditional use permit remain “as-is”. Mr. Coker replied that the old plan remained accurate.

*It was moved by Trustee Baker and seconded by Commissioner Schmitz to recommend approval of the reinstatement of the Conditional Use Permit with the requested modifications to the Village Board. The motion carried unanimously.*

**B) Review and Recommendation of a Development Agreement with 6700 W. Brown Deer Road LLC (PAK Technologies) for a distribution and warehousing operation at 6700 W. Brown Deer Road**

Mr. Piotrowski reviewed the proposal. Dave Greif of Pak Technologies provided further details about PAK’s operational plan, business operating systems and trucking needs.

Commissioner Jaroczynski asked for a clarification as to the proposed truck flow. Mr. Grief explained that trucks would circulate counter clockwise around the building utilizing docks on the north, south and east ends of the facility. Mr. Piotrowski further noted that Staff worked with PAK to minimize the trucking impact on eastern loading docks and Park Plaza Court. He added that the development agreement contained language that held PAK responsible for a cost share on roadway maintenance due to their encroachment into the right of way.

Commissioner Bednar asked if the northern docks were fully internal. Mr. Grief replied that they were internal and that this was a positive feature for security reasons.

Ms. Bellehumeur asked if there was sufficient clearance and access on the eastern dock particularly in winter with snow and ice. Mr. Grief replied that the docks on the east side would provide adequate clearance due to wider spacing and that they would not be depressed but rather pitched toward the road to help with drainage.

Commissioner Jaroczynski asked why hours of operation until 11pm were being requested when the building was likely to only be staffed until 2:30p.m. Mr. Grief replied that this request was made to accommodate situations where later activity would need to take place to fulfill orders or to accommodate special deliveries.

President Krueger asked if trucks were to be shut down during deliveries. Mr. Piotrowski replied that the development agreement would require this.

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

**VII. ADJOURNMENT**

*It was moved by Commissioner Bellehumeur and seconded by Commissioner Walters to adjourn at 7:16 P.M. The motion carried unanimously.*

