

BROWN DEER PLAN COMMISSION
APRIL 10, 2023 MEETING MINUTES
HELD VIRTUALLY AT 1-312-626-6799 Meeting ID: 816 8531 3361
<https://us02web.zoom.us/j/81685313361>

The meeting was called to order by President Montgomery at 6:42 P.M.

I. ROLL CALL

Present: President Wanda Montgomery; Trustees Darryl Johnson, Renee Booker; Commissioners: Jalin Phelps, Ryan Schmitz, Al Walters

Also Present: Nate Piotrowski, Community Development Director; Attorney Bri Meyer

Excused: Commissioner April Harris, Michael Emem, Bill Hoffmann

II. PERSONS DESIRING TO BE HEARD

Louie Giannopoulos, 6598 W. Brown Deer Road, requested that the Plan Commission support the proposed car wash on Brown Deer Road as he feels it would be a positive redevelopment of his restaurant building.

III. CONSIDERATION OF MINUTES: Monday March 13, 2023 – Regular Meeting

President Montgomery requested a change to note that Al Walters was present for the meeting. *It was moved by Commissioner Schmitz and seconded by Trustee Booker to approve the regular meeting minutes of March 13, 2023, with the change to note Commissioner Walters was present. The motion carried unanimously.*

IV. REPORT OF STAFF/COMMISSION MEMBERS

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

A) Update on proposed car wash at 6598 W. Brown Deer Road and Act 67

Mr. Piotrowski updated the Commission as to why the developer requested adjournment of the item from the agenda. He noted that the developer is currently negotiating a deed restriction with the neighboring owner. He added that based on past public meetings staff recommended that the developer explore a site plan change and possible conditions related to noise ordinance enforcement and a dark store provision.

Attorney Meyer summarized Act 67 changes to municipal review authority for conditional permitted uses and highlighted key language from the Act which the Plan Commission must consider in their decision-making process moving forward.

Commissioner Schmitz clarified that there would be no action on the car wash. President Montgomery confirmed that there would be no action. Commissioner Schmitz stated that he now better understood Act 67 and suggested that the Village review some of its currently listed conditional uses. Mr. Piotrowski stated that Staff intended to bring such a review back to the committee for discussion.

B) Review and Recommendation of a development agreement for a professional office at 8806 N. Deerwood Drive

Mr. Piotrowski reviewed the proposal and introduced Audry Grill of RINKA Architects representing the owner. Ms. Grill presented the plans and indicated that the trash enclosure would be moving to the southeast corner of the site

instead of the north side of the building as shown in the packet submittal.

Commissioner Schmitz asked if there were any setback requirements for the trash enclosure. Mr. Piotrowski replied that there were none. Commissioner Schmitz indicated that he preferred the new location.

President Montgomery asked if there were any environmental contamination concerns. Mr. Piotrowski replied that the property was a “closed” site by the Wisconsin Department of Natural Resources (DNR). This means that the property has been remediated and because there will be no excavation with the new proposal there will be no action that warrants further review or a change in status by the DNR.

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

C) Discussion about continuation of virtual meetings

President Montgomery reviewed the topic and indicated that members of the public at the last informational meeting requested the Plan Commission return to in person meetings. She added that this was discussed at the Staff level and that a hybrid option (in person and online) could be considered for complex or hot-button topics which may see higher attendance. She added that Staff would work with her to determine when and if such hybrid meetings would be warranted.

A discussion amongst the Commissioners ensued.

It was consensus of the Plan Commission to continue virtual meetings with hybrid in person meetings convened as deemed necessary by Staff and Village President.

VII. ADJOURNMENT

It was moved by President Montgomery and seconded by Commissioner Schmitz to adjourn at 7:13 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director