

**PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
VILLAGE OF DEERFIELD**

**FOR A MEETING OF THE PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE
OF THE VILLAGE OF DEERFIELD HELD AT THE DEERFIELD VILLAGE HALL, 4 N. MAIN STREET,
DEERFIELD, WISCONSIN ON MONDAY, JUNE 28, 2010 AT 5:45 P.M.**

CALL TO ORDER – NOTING OF ROLL BY CLERK

The meeting was called to order by President Kiefer at 5:45 PM. Roll call: Riesop, Tebon, Schultz, Frutiger, Fritz, Bastian and Kiefer present. Also present: Village Administrator Patrick Vander Sanden, David Dinkel, Doug Storms, Dennis Sheets and Ross Hottman.

CONSENT AGENDA

Motion by Bastian, second by Tebon to approve the June 28, 2010 agenda as presented. All ayes, motion carried.

APPROVAL OF MINUTES FROM MAY 24, 2010

Motion by Tebon, second by Frutiger to approve the minutes from May 24, 2010 as amended. All aye, motion carried.

PUBLIC APPEARANCES

A. PUBLIC COMMENTS

Kiefer welcomed Fritz and thanked him for coming forward and accepting the Planning Commission position.

UNFINISHED BUSINESS, REVIEW & ACTION THERE ON - NONE

NEW BUSINESS

RESOLUTIONS - NONE

REVIEW & ACTION

1. AMENDMENT PETITION TO THE DEERFIELD COMPREHENSIVE PLAN – STORMS RE-ZONE AND CSM

David Dinkel, agent on behalf for the Storms family, informed the committee that the Storms family is petitioning to have the property located at 3527 Jensen Lane rezoned and to have a CSM approved in order to sell the house and out buildings. However, it has been discovered that the Village's Comprehensive Plan shows the continuation of Jensen Lane going through the property between the house and barn and then continuing out to Hwy 12 & 18. The Storms family is proposing moving the roadway to a more sensible location. Dinkel stated that according to plans prepared by Warren Myers, the Village's Engineer, a sewer interceptor will be installed at a location just east of Jensen Lane and the Storms are suggesting that the connecting road be built in the same location. What the Storms are proposing is that the road start at the intersection of Liberty Street and Jensen Lane and proceed south until their property is reached at which point the road would veer west and then south allowing the road to be entirely on Storms' land and eliminating it from going between the house and barn which they feel makes this new route a better alternative. Dinkel also informed the Board that Jensen Lane is a very narrow road with steep banks on its east side and drop offs on its west side so widen the road and make it a connecting street would be very difficult and is another good reason to move the road. Vander Sanden stated that he contacted Don Tierney requesting plans that he prepared regarding this area and he will be providing them. The committee reviewed the proposal and agreed to proceed with amending the Village's Comprehensive Plan which would relocate the placement of the road connecting Liberty Street with Hwy. 12 & 18.

Motion by Tebon, second by Schultz to approve and recommend to the Village Board to proceed to the Public Hearing stage of amending the Village's Comprehensive Plan. All aye, motion carried.

2. ZONING ISSUES APEX ASSET RECOVERY AND BROWN'S HEATING AND AIR CONDITIONING

Vander Sanden stated that the Committee approved with a request from Apex Asset Recovery's for a Conditional Use Permit (CUP) last year which has now expired so this issue is being revisited. Both Apex Asset Recovery and Brown Heating and Air Conditioning are located in the Village's C-1 zoning and both own and park vehicles over 10,000 pounds on the property. The Village's ordinance for C-1 zoning does not allow for the parking of trucks as an accessory use, over 10,000 pounds gross vehicle weight when located within 150 feet of a residential, so they

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are both looking at applying for a CUP to allow the vehicles. Dennis Sheets, owner of Apex Asset Recovery explained his need to have these types of vehicle and the problems he has had with trying to park them and Ross Hottman expressed his concerns with allowing these larger vehicles. The committee agreed that both business need and should be allowed to have the larger vehicles provided certain criteria is set. Vander Sanden will set up a meeting with Brown and Sheets to discuss this issue.

COMMUNICATIONS - NONE

STAFF REPORTS - NONE

ADJOURN

Motion by Bastian, second by Frutiger to adjourn at 6:32 PM. All ayes, motion carried.

/S/ Elizabeth McCredie
Village Clerk/Treasurer