

**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, SEPTEMBER 13, 2010 AT 5:15 P.M.**

CALL TO ORDER – NOTING OF ROLL BY CLERK

The meeting was called to order by President Kiefer at 5:18 PM. Roll call: Fritz, Tebon, Frutiger, Bastian and Kiefer present, Riesop and Schultz absent. Also present: Village Administrator Patrick Vander Sanden, Dennis Sheets, Richard Ireland, Dalton Schreiber, Jerry Brown and David Dinkel.

CONSENT AGENDA

Motion by Bastian, second by Frutiger to approve the September 13, 2010 agenda as presented. All ayes, motion carried.

APPROVAL OF MINUTES FROM AUGUST 9, 2010

Motion by Frutiger, second by Tebon to approve the minutes from August 9, 2010 as written. All ayes, motion carried.

PUBLIC APPEARANCES

A. PUBLIC COMMENTS

David Dinkel presented a letter to the commissioners that he had distributed to twelve (12) downtown business owners informing them that the Village will be reviewing the TIF #3 manual and grants associated with it. Kiefer stated that this could be discussed during the review and action portion of the agenda.

B. PUBLIC HEARING AND ACTION – REQUEST FROM DENNIS SHEETS, APEX ASSET RECOVERY/ECYCLE, 617 S. MAIN STREET FOR A CONDITIONAL USE PERMIT TO ALLOW THE PARKING OF TRUCKS AS AN ACCESSORY USE, OVER 10,000 POUNDS GROSS VEHICLE WEIGHT WHEN LOCATED WITH 150 FEET OF A RESIDENTIAL DISTRICT BOUNDRY LINE

Kiefer opened the public hearing and asked if anyone wish to speak on the matter. Dennis Sheets stated that he is asking for an amendment to his Conditional Use Permit (CUP) to change the length of the vehicles from the allowed 33 feet to 39 feet. Vander Sanden informed the commission that it was discovered that one of Sheet's trucks exceeded the 33 feet granted on his CUP and that since that time the truck has either been parked on Plaza Street or Sheets has taken it home. Jerry Brown stated that he had no problem with changing the length to 39 feet but said he would rather see the trucks parked in the back of the building. Schreiber stated that he is speaking on behalf of Steve Frame owner of the Deer Grove Vet Clinic and that Frame is concerned with the overall look of the area which seems to be looking like an industrial park. Sheets' was asked if he could always park the truck in back and he stated that that would interfere with his ability to load other trucks. Kiefer asked if anyone else wish to speak. Kiefer closed the public hearing.

The commissioners discussed amending Sheet's CUP to allow the length of his vehicles being changed from 33 feet to 39 feet. They agreed that the truck isn't a different truck it's just that it wasn't measured properly. They also agreed that at the present time only one vehicle would be allowed to exceed the 33 foot length and if additional trucks were to be added additional requests would need to be submitted.

Motion by Bastian, second by Frutiger to amend the CUP for Dennis Sheets, Apex Asset recovery/Ecycle, 617 S. Main Street to allow one (1) truck to exceed the 33 foot length limit and to allow the length of that truck to be up to 39 feet. All ayes, motion carried.

UNFINISHED BUSINESS, REVIEW & ACTION THERE ON - NONE

NEW BUSINESS

A. RESOLUTIONS - NONE

B. REVIEW & ACTION

1. DOWNTOWN BUSINESS IMPROVEMENT GRANT (TID #3) REQUEST – RICHARD L. IRELAND, D&J SERVICE CENTER 120 N. MAIN STREET, DEERFIELD, WI

Richard Ireland informed the commissions that he is asking for a TID #3 grant to blacktop his parking lot at 120 N. Main Street. The property has been involved in a PECFA clean-up for the past 15 years which included a building located on his property between the building and the alley and the drilling of numerous holes. The building has now been removed and Ireland would like to blacktop the area that the building was located and also the side area of his building. The blacktopping would create 4 to 5 additional stalls to park vehicles and it would help prevent gravel from being washed into the Village's streets and storm sewer.

The commissioners discussed the grant and after much discussion agreed that this request should be tabled until the Village can decide if and how the grants can be funded. If grants are available, the next step would be to send letters to all the business located in the TIF #3 district, informing them that applications are being accepted for grants.

2. A REQUEST TO APPROVE A CSM FOR DAVID & AMY PODMOLIK, 1124 W. EVERGREEN DRIVE, TOWN OF CHRISTIANA

Vander Sanden informed the Commissioners that this property is within the Village's extraterritorial jurisdiction and Dane County is requesting the Village to review the request. The preliminary CSM creates 3 lots out of 1 at the property located at 1124 W. Evergreen Drive in the Town of Christiana which does not affect any long terms plans for the Village.

Motion by Tebon, second by Bastian to approve the preliminary CSM application #9920 for David & Amy Podmolik, 1124 W. Evergreen Drive, Town of Christiana. All ayes, motion carried.

COMMUNICATIONS - NONE

STAFF REPORTS

Vander Sanden gave the Commissioners a heads up that both Tom Zickert owner of Kurt's Never Inn and Ron Hommen owner of Hummer's Hideout are looking at doing something on their property, relating to the Smoking Ban that may require a site plan approve from them.

ADJOURN

Motion by Bastian, second by Frutiger to adjourn at 6:16 PM. All ayes, motion carried.

/S/ Elizabeth McCredie
Village Clerk/Treasurer