

**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 FEBRUARY 18, 2019 AT 6:00 P.M.**

**CALL TO ORDER – NOTING OF ROLL BY CLERK**

The meeting was called to order at 6:00pm by Chair Tebon. Roll call: Evensen, G. Frutiger, Bastian, Riesop and Tebon present, Quamme and C. Frutiger absent. Also present: see sign-in sheet on file in the Clerk's office.

**CONSENT AGENDA**

Motion by Evensen and seconded by Bastian to approve the February 18, 2019 agenda as posted except for discussion of item no. B.1 under Review & Action will now take place directly after the public hearing.

**APPROVAL OF MINUTES FROM JANUARY 21, 2019**

Motion by G. Frutiger and seconded by Evensen to approve the minutes from January 21, 2019 as written. All ayes, motion carried.

**PUBLIC APPEARANCE**

**A. PUBLIC COMMENTS**

Ben Peotter from Ayers Associated spoke on the Hilleque property and its relationship to the Brownfield redevelopment.

**B. PUBLIC HEARING REQUEST FROM WINNING DESIGNS/ROY & CINDI AITCHISON, 6 LAKE STREET ALLOWING THE PARKING OF TWO (2) SHIPPING CONTAINERS AS AN ACCESSORY USE AND AN ADDITIONAL SEVEN (7) SHIPPING CONTAINERS TO BE USED FOR THE FABRICATION OF A RESIDENTIAL HOME**

Tebon opened the public hearing on the request from Winning Designs/Roy & Cindi Aitchison, 6 Lake Street allowing the parking of two (2) shipping containers as an accessory use and an additional seven (7) shipping containers to be used for the fabrication of a residential home and stated that proper notification was given for the hearing and if anyone wished to speak. No comments were made and Tebon closed the public hearing at 6:04pm.

**C. STEPHANIE SCHWARTZ/TRUCKSTAR EXPANSION PROJECT**

Stephanie Schwartz of Truckstar Collision gave an update on their expansion project and her concern with information received from Ehlers. Schwartz reiterated that her project is not just about awarding money to a private investor it's also about allocating funds to public projects that benefits the entire Village. Since her letter of interest, in 2010, there has been many discussions and work on this project to get us to this point and Schwartz stated that she wants to continue expanding their family's business and hopes the Village continues to move forward with her request.

**D. DISCUSS TID #3 – CHAMBER OF COMMERCE EDC COMMITTEE REQUEST**

The Chamber came before the committee to see what their role would be now that an Economic Developer coordinator has been hired. Tebon stated that Kristen was hired to work on improving the downtown TID #3 area and that her work with the chamber would continue.

**UNFINISHED BUSINESS, REVIEW & ACTION THERE ON**

**NEW BUSINESS**

**A. RESOLUTIONS**

**B. REVIEW & ACTION**

**1. DISCUSS/CONSIDER REQUEST FROM WINNING DESIGNS/ROY & CINDI AITCHISON, 6 LAKE STREET ALLOWING THE PARKING OF TWO (2) SHIPPING CONTAINERS AS AN ACCESSORY USE AND AN ADDITIONAL SEVEN (7) SHIPPING CONTAINERS TO BE USED FOR THE FABRICATION OF A RESIDENTIAL HOME**

The committee discussed Aitchison's request and agreed to allow the two (2) shipping container as an accessory use plus an additional seven (7) containers for the fabrication of a residential home contingent upon the seven (7) being removed from the premise by June 2020 with all fabrication being conducted inside the main building structure plus all other miscellaneous items on the property being removed within 30 days of approval of a Conditional Use Permit (CUP).

Motion by Tebon and seconded by Bastian to approve and recommend to the Village Board issuance of a Conditional Use Permit (CUP), in the C1 zoning district, to Winning Designs/Roy & Cindi Aitchison, 6 Lake Street allowing the parking of two (2) shipping container as an accessory use plus an additional seven (7) containers for the fabrication of a residential home contingent upon the seven (7) being removed from the premise by June 2020, all fabrication of the containers being done inside the main building structure and all other miscellaneous items on the property being removed within 30 days of approval of a CUP. All ayes, motion carried.

**COMMUNICATIONS**

**STAFF REPORTS**

**ADJOURN**

Motion by Tebon and seconded by Bastian to adjourn at 7:40pm. All ayes, motion carried.

/S/ Elizabeth McCredie  
Village Administrator/Clerk/Treasurer