

**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 JUNE 17, 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, Quamme, Bastian, G. Frutiger and Tebon present, C. Frutiger and Riesop absent. Also present: see sign-in sheet on file in the clerk's office.

CONSENT AGENDA

Motion by Tebon and seconded by Evensen to approve the June 17, 2019 agenda as posted. All ayes, motion carried.

A. APPROVAL OF MINUTES FROM MAY 20, 2019

Motion by Evensen and seconded by Bastian to approve the minutes from May 20, 2019 as amended. All ayes, G. Frutiger abstained, motion carried.

PUBLIC APPEARANCES

1. ECONOMIC DEVELOPMENT RESOURCES COORDINATOR UPDATE

Mutty stated that Scott Whiting's TID #3 grant application was approved by the Village Board and Redevelopment Resources is working with other business on grant requests which they would like to bring to Plan Commission level for first review so they are queued up and ready to go to the Village Board once the TID #3 plan amendment is finalized. They are also looking for additional funding to help with TID #3 costs.

A. PUBLIC COMMENTS - none

B. PUBLIC HEARING REQUEST TO CONSIDER REPEALING AND RECREATING PARAGRAPH 113-197(C)(8) WITHIN THE VILLAGE CODE OF ORDINANCES PERTAINING TO RESIDENTIAL DWELLING USES IN C-1, COMMUNITY BUSINESS DISTRICT

Chair Tebon opened the public hearing at 6:04pm and noted that the notice was published and mailed per requirements and then asked if anyone wished to speak on the amendment. Dave Dinkel stated that he was in favor of the amendment and didn't think the changes would be a big impact on the district. Tebon closed the public hearing at 6:05pm.

C. PUBLIC HEARING REQUEST TO CONSIDER A CONDOMINIUM PRELIMINARY PLAT FOR 131/133 PARK VIEW ROAD – ROGER AND KAAREN KEENE

Chair Tebon opened the public hearing at 6:05pm and asked if anyone wished to speak on the preliminary plat for 131/133 Park View Road. Dave Dinkel stated that the property is currently a duplex and it is the only one in the area and that the rest of the area is zoned R-1 single family residential. The possibility of making the duplex a zero lot line dwelling was looking into but the Keenes wanted the extra protection that comes with it being a condominium. Dinkel also explained that the common area depicted on the plat was to account for a drainage issue and this would make it a condo issue. Tebon closed the public hearing at 6:07pm.

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

A. RESOLUTIONS

B. REVIEW & ACTION

1. DISCUSS/CONSIDER REPEALING AND RECREATING PARAGRAPH 113-197(C)(8) WITHIN THE VILLAGE CODE OF ORDINANCES PERTAINING TO RESIDENTIAL DWELLING USES IN C-1, COMMUNITY BUSINESS DISTRICT

Tebon stated that this amendment was previously discussed and this text incorporates the comments made.

Quamme stated that he was not in favor of the change as there is a need for additional business space.

Motion by G Frutiger and seconded by Evensen to approve and recommend to the Village Board the changes made to paragraph 113-197(c)(8) pertaining to residential dwelling uses in the C1 zoning district as a conditional use. All ayes, Quamme opposed, motion carried.

2. DISCUSS/CONSIDER A CONDOMINIUM PRELIMINARY PLAT FOR 131/133 PARK VIEW ROAD – ROGER AND KAAREN KEENE

The members reviewed the preliminary condominium plat request from Roger and Kaaren Keene for 131/133 Park View. Quamme noted that the final plat needs to identify all common elements and limited common elements plus, per statute, a basement plan must be provided.

Motion by Quamme and seconded by Bastian to approve and recommend to the Village Board a preliminary condominium plat for Roger and Kaaren Keene, 131/133 Park View Road contingent upon the final plat identifying all common elements and limited common elements plus a basement plan being provided. All ayes, motion carried.

3. DISCUSS/CONSIDER A REQUEST FROM C. M. MORRIS GROUP, INC/610 WEDVICK RD. FOR THE ERECTION OF A BUSINESS SIGN

The members reviewed the request from C.M. Morris Group for new exterior signage at 610 Wedvick Road and agreed that they have done a good job of improving the appearance of their property and found no reason for denial.

Motion by Tebon and seconded by G Frutiger to approve and recommend to the Village Board permission for C.M. Morris Group, Inc. to install new exterior signage at 610 Wedvick Road. All ayes, motion carried.

COMMUNICATIONS

STAFF REPORTS

1. VIERBICHER STREETSCAPE DESIGN PROPOSAL

McCredie reported that Vierbicher submitted a proposal to provide streetscape design services to the Village at a cost of \$9,100.00. The proposal will be presented to the Village Board for consideration.

ADJOURN

Motion by Tebon and seconded by Bastian to adjourn at 6:17pm. All ayes, motion carried.

/S/ Elizabeth McCredie
Village Administrator/Clerk-Treasurer

APPROVED