

**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 OCTOBER 21, 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, Riesop, C Frutiger, G Frutiger, Bastian and Tebon. Also present: Attorney Smith and those listed on sign-in sheet.

**CONSENT AGENDA**

Motion by Tebon and seconded by Evensen to approve the October 21, 2019 agenda as posted. All ayes, motion carried.

**A. APPROVAL OF MINUTES FROM AUGUST 19, 2019 AND SEPTEMBER 16, 2019**

Motion by Quamme and seconded by Bastian to approve the minutes from August 19, 2019 as written. All ayes, motion carried.

Motion by Evensen and seconded by G Frutiger to approve the minutes from September 16, 2019 as written. All ayes, motion carried.

**PUBLIC APPEARANCES**

**A. PUBLIC COMMENTS - none**

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

**1. DISCUSS/CONSIDER A TID 3 GRANT REQUEST FROM DEERFIELD RENTALS/TERESA PELLETIER – 2 S MAIN STREET**

Pelletier submitted her revised TID 3 grant request that will help improve the property at 2 S Main Street. This property is a three (3) unit apartment and the owners have a vision to provide modern living spaces that incorporated the Village's vision to have a "safe and quality way of life. The parking area for this property is similar to other properties in the downtown business district and part of the grant request would allow for additional space using the existing entrance which will not affect the street parking. The grant request includes façade renovation, improve stability, modernize insulation and window for \$30,070, improve drainage and increase parking options for residents for \$20,069 and electric upgrades at \$3,398 totaling \$53,537.

Motion by Evensen and seconded by Bastian to approve and recommend to the Village Board issuance of a TID 3 grant request to Deerfield Rentals LLC/Teresa Pelletier at 2 S Main Street for \$53,537.00. All ayes, motion carried.

**NEW BUSINESS**

**A. RESOLUTIONS**

**B. REVIEW & ACTION**

**1. DISCUSS/CONSIDER A REQUEST FROM THE VILLAGE OF DEERFIELD FOR A VARIANCE FROM THE MINIMUM LOT SIZE ALLOWED IN THE M-1 INDUSTRIAL ZONING DISTRICT AND WAIVERS TO OTHER PROVISION OF VILLAGE CODE CH. 112 RELATED TO THE SUBDIVISION OF 40 W NELSON STREET BY CERTIFIED SURVEY MAP**

Attorney Smith informed the commission that per the Development Agreement with GreKa they are to purchase the portion of 40 W. Nelson that is not contaminated, and lease the portion that is contaminated, which will remain in Village ownership. The Village is requesting a variance from the minimum lot size as such is incorporated into the subdivision code pursuant to Deerfield Code section 112-8(4) and waivers on the following conditions in order to comply with the agreement:

- Fees for the CSM application and review, engineering, inspection, attorney, and waiver/variance application be waived per sections 112-450 and 112-452
- Pre-development agreement, development agreement: security for performance per sections 112-39, 112-45, and 112-84(d)(3) and,
- Erosion Control plans per sections 112-84(d)(3) and 112-178: and Chapter 105

Motion by Tebon and seconded by Evensen to approve and recommend to the Village Board a variance from the minimum lot size allowed in the M-1 Industrial zoning district and waiver to the following conditions:

- Fees for the CSM application and review, engineering, inspection, attorney, and waiver/variance

application be waived per sections 112-450 and 112-452

- Pre-development agreement, development agreement: security for performance per sections 112-39,112-45, and 112-84(d)(3) and,
- Erosion Control plans per sections 112-84(d)(3) and 112-178: and Chapter 105

All ayes, motion carried.

**2. DISCUSS/CONSIDER – GENERAL DEVELOPMENT PLAN FOR WOODSEdge DEVELOPMENT - WALTER & IRENE OLSON**

Sona and Sanjay Olson, on behalf of Walter & Irene Olson, came before the commission to present their conceptual development plan for the Woodsedge development. The plan starts at Hwy 73 going north crossing London Rd. and connecting to Morningside Drive with potential for Commercial and Residential growth. After explanation of their plan the Olson's asked if the Village would support moving the northerly access point further to the north and the members had no issue with this move.

**COMMUNICATIONS**

**STAFF REPORTS**

**ADJOURN**

Motion by Tebon and seconded by Bastian to adjourn at 6:35 pm. All ayes, motion carried.

/S/ Elizabeth McCredie  
Village Administrator/Clerk/Treasurer