



I. CALL TO ORDER AND ROLL CALL

Chairperson Walny called the meeting to order at 6:00pm.

ROLL CALL

Chairperson: Eido Walny
Commissioners: Mike Barth - Excused
Ari Friedman
Edward Harris
Jeff Jubelirer - Excused
John Krampf
ARC Chairperson Marisa Roberts

Also present: Village Manager Andy Pederson
Police Chief Doug Larsson
Trustee Dan Rosenfeld
Assistant to the Village Manager Leah Hofer
Administrative Services Director Lynn Galyardt
Village Attorney Chris Jaekels
There were sixteen people in the audience.

II. APPROVAL OF MINUTES

A. Plan Commission meeting minutes, August 10, 2021.

Motion by Commissioner Harris, seconded by Marisa Robert, to approve the Plan Commission meeting minutes from August 10, 2021. Motion carried unanimously.

President Walny requested to take Agenda Item IV out of order to allow for the public to speak.

Jeff Wohlfahrt, 1120 E Bay Point Road, Bayside requested the meetings be held on a Zoom platform to allow others to attend virtually and questioned about the TIF financing. Chairperson Walny stated the financing would be discussed at a meeting in the future.

III. BUSINESS

A. Discussion/action on potential recommendation to Village Board for a public hearing regarding Planned Unit Development District and Development Agreement on petition from Cobalt Partners LLC and La Macchia Holdings LLC regarding the area generally bounded by N. Port Washington Road, W Brown Deer Road, W. White Oak Lane, and U.S. Highway Interstate 43 North.

Attorney Jaekels provided details on the process of the Planned Unit Development District and Development Agreement stating it began with the pre-petition request from the developers of the area. The Plan Commission will make a recommendation to the Village Board of Trustees and the Village Board of Trustees can move forward with the recommendation or they can choose to modify, ignore, or accept the recommendation.

Commissioner Harris questioned if additional conditional uses can be added in the future.

Attorney Jaekels stated that use would fall under the term of vehicles, however other items could be added provided it is approved by the Village Board of Trustees.

Commissioner Harris questioned if there was a guarantee period for the retention ponds and stormwater which was longer than one year.

Attorney Jaekels stated stormwater issues have their own warranty section.

Chairperson Walny stated the Ordinance had taken five meetings to prepare and noted he was hopeful that it covered what was needed.

Motion by Commissioner Harris, seconded by John Krampf, to approve the recommendation to the Village Board for a public hearing regarding Planned Unit Development District and Development Agreement on petition from Cobalt Partners LLC and La Macchia Holdings LLC regarding the area generally bounded by N. Port Washington Road, W Brown Deer Road, W. White Oak Lane, and U.S. Highway Interstate 43 North. Motion carried unanimously.

IV. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

V. ADJOURNMENT

Motion by Commissioner Harris, seconded by Marisa Roberts, to adjourn the meeting at 6:43pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt
Administrative Services Director