

**DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE PLAN COMMISSION
ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE COMMISSION**

**PLAN COMMISSION
MEETING MINUTES
Wednesday, August 17, 2022**

Meeting was called to order at 6:00 P.M. by President Palmer

1. Roll Call.

President Palmer
Mr. Michalski
Mrs. Schneider
Mr. Cashin
Mr. Reineke
Mrs. Wynia-Smith
Mr. Kujawa
Thomas Harrigan, Assistant Village Manager/Zoning Administrator
David De Angelis, Village Manager
Hector de la Mora, Village Attorney

2. Public Information Meeting: Review of a request for a Plan of Operation and Conditional Use Permit for Tiny Green Trees Nature Based Childcare, 14625 Watertown Plank Road, pursuant to §335-85 and §335-26C(11).

Attorney Steven Schmuki along with Kelly and Jeremy Belot, owner operators of Tiny Green Trees were present before the Commission.

Mr. Schmuki explained that his clients considered all the comments and concerns that were raised at the previous Plan Commission meeting, and they have complied a response to those concerns.

Ms. Belot reiterated the comments and questions that were previously raised.

Ms. Belot presented the pick-up and drop-off plan for the daycare center.

Tiny Green Trees will focus on using the Watertown Plank Road entrance and parking lot except for families that have infants. It is preferred for families with infants to utilize the Wisconsin Avenue entrance to the building as there are no internal steps needed for access.

Staff opens the center at 6:30am and will use the North entrance along Watertown Plank Road. All staff will enter and park in the Watertown Plank Road parking until closing at 6pm.

Only families with infants (6 weeks - 2½ years old) will be dropped off and picked up at staggered times between 7:00 a.m. - 9:00 a.m. from the Wisconsin Ave. entrance. The total number of clients driving between the neighborhood side streets would be no more than 16 families and spread throughout the 2 hour window. With a two hour drop off time frame the traffic should be around 8 vehicles an hour.

Afternoon pick up will be structured the same way with a staggered schedule between 4:00 p.m. - 5:30 p.m. The same (no more than) 16 families will use the Wisconsin's Avenue South entrance.

All other families with children ages 2 ½ years and up will use the Watertown Plank Road parking lot for drop off and pick up. They will use the North entrance area and travel through the hallway and go up the stairs to their classrooms.

Nhu Arn, 14635 Wisconsin Ave – Ms. Arn stated there is still a safety concern as opposed to a potential inconvenience the patrons of the daycare would face if required to utilize Watertown Plank Road for pick-up and drop-off.

Ms. Schneider stated that she disagrees with that comments.

Ms. Arn questioned if families would actually stagger their drop-off times.

Property owner, Pastor Mark Garsombke, requested that he be allowed to recite an agnostic prayer.

It was questioned if the daycare would allow families with older children and infants attending would be allowed to use Wisconsin Ave as a drop-off and pick-up location.

Mrs. Belot stated this would be addressed on a case by case basis, but they would be directed to utilize Watertown Plank Road.

It was questioned how snow removal would be managed on the Wisconsin Ave side of the property, as there does not appear to be much space for accommodation of snow piles.

Pastor Garsombke indicated that based on his experience, there is plenty of room for snow storage.

It was questioned if the property was ever studied for a potential rezoning to residential zoning.

Mr. De Angelis indicated there have been previous studies on this, however due to the method of construction of the church (mostly concrete), the cost of demolition makes this economically unfeasible for potential redevelopment.

Ms. Arn commented that the daycare use is not listed as one of those uses “conditionally permitted” by the Plan Commission, in accordance with §335-26(11). Therefore the applicability of a Conditional Use Permit is invalid in this application.

President Palmer stated that he accepts Ms. Arn’s opinion of this, and requested for Attorney de la Mora to draft an opinion on the applicability of a day care use in accordance with §335-26(11), and to have that available for review by the next meeting.

3. Adjournment

MRS. MRS. WYNIA SMITH MOTIONED TO ADJOURN, SECONDED BY MR. CASHIN. MOTION CARRIED 7-0.

Meeting adjourned at 8:39 P.M.

Respectfully Submitted,

Thomas Harrigan
Assistant Village Manager /
Zoning Administrator