



Village of Bayside  
9075 North Regent Road  
Plan Commission Public Hearing & Meeting Minutes  
January 20, 2010

**I. CALL TO ORDER**

Chairman Dickman called the meeting to order at 6:00 pm.

**II. ROLL CALL** Present unless otherwise noted.

Chairman:	Sam Dickman	
Commissioners:	Edward Harris	Jack Jacobson
	Lester Maresh	Roger Derenne
	Robb DeGraff-excused	David Smulyan

Also present: Village Manager Andy Pederson  
Village Attorney Christopher Jaekels  
Village Director of Finance and Admin Lynn Galyardt  
Director of Community and Utility Services Alex Henderson  
There were three people in the audience.

**III. PUBLIC HEARING**

**A. The purpose of this hearing is to consider the request from Oscar Moncada of Oscar's Service, LLC and Oscar Motorcars, LLC for a Conditional Use Permit to Operate: A gas station that will also include auto repair and sales, located at 310 East Brown Deer Road**

**1. Public Discussion**

Chairman Dickman read the above notice and called for public discussion at 6:01 pm.

Mr. Moncada explained that he would be purchasing Glorioso's Village Service. The business will be open Monday through Friday 8:00 am - 5:00 pm and Saturday 9:00 am - 2:00 pm for automobile repairs, service and sales; and 24 hour gas pumps. Car sales would be limited to two vehicles with no advertisement of sales, only State required window stickers.

**2. Commission Discussion**

President Dickman asked how people will know the cars are for sale. Mr. Moncada stated the potential customers would see the State required sticker in the window of the car and would have to inquire. Commissioner Harris asked how Mr. Moncada acquires his vehicles. Mr. Moncada stated he gets them from auctions and customers, and currently sells 10-12 per year. Commissioner Harris inquired about the environmental status regarding the gas tanks. Mr. Moncada stated that testing is being done, and the two tanks were replaced in 1999. Mr. Moncada noted he will be keeping the same fuel supplier.

Commissioner Harris asked if any remodeling will be done on the existing building. Mr. Moncada said he does not plan to do any remodeling at this time. Commissioner Maresh inquired about his existing business. Mr. Moncada explained that he is currently located in Mequon for service and sales, and half of his sales are from referrals. The Commission discussed options for the conditional use and the precedent this would set.

Robert McFarland of 8820 N. Regent Road commented that he was not in favor of a used car lot at this

location. Commissioner Harris asked when Mr. Moncada anticipated opening for business. Mr. Moncada stated that the appraisal, bank approval, and conditional use are the only things left to secure. The sale is dependent on Village approval.

Chairman Dickman closed the public hearing at 6:40 pm.

#### **IV. APPROVAL OF MINUTES**

##### **A. December 16, 2009 Plan Commission Public Hearing and Meeting.**

Motion by Commissioner Harris, seconded by Commissioner Jacobson, to approve the minutes of the December 16, 2009 Plan Commission Public Hearing and Meeting. Motion carried unanimously.

#### **V. BUSINESS**

##### **A. Discussion/recommendation to the Board of Trustees of the request from Oscar Moncada of Oscar's Service, LLC and Oscar Motorcars, LLC for a Conditional Use Permit to Operate: A gas station that will also include auto repair and sales, located at 310 East Brown Deer Road.**

Motion by Commissioner Derenne, seconded by Commissioner Smulyan, to recommend approval to the Board of Trustees of the request from Oscar Moncada of Oscar's Service, LLC and Oscar Motorcars, LLC for a Conditional Use Permit to Operate: A gas station that will also include auto repair and sales, located at 310 East Brown Deer Road, with restrictions including but not limited to the parking of two for-sale vehicles; but no more, no advertising except for what is legally required by the state of Wisconsin; no banners, with the condition to review those in one year, and the restriction of no outdoor parking of commercial vehicles overnight. Motion carried four to two with Commissioner Maresh and President Dickman opposing.

#### **VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION**

#### **VII. ADJOURNMENT**

Motion by Commissioner Harris, seconded by Commissioner Smulyan, to adjourn the meeting at 6:50 pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt  
Director of Finance and Administration  
January 11, 2010