Plan Commission
MEETING MINUTES

March 6, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. PUBLIC HEARING(S)

A. (4) KH RZ-2300208 John Jewell – Tax Key #: 1281.996.006 - Rezone from A-2, R-1/R-2 & C-2 to R-1/R-2 & C-2 (PUBLIC HEARING 6:00 PM)

Alderman Stribl read the rules for the public hearing and called the public hearing to order at 6:01 PM.

Principal Planner, Kristen Hogan read the Public Hearing Notice and gave a brief presentation to the Commission.

Alderman Stribl asked if there were any citizens in attendance that had questions for clarification. Questions were asked by the following:

- Laszlo Nyikos, 5615 S. Hi-Knoll Dr.

Alderman Stribl asked if any citizens in attendance wished to speak in favor of the application. There were none.

Alderman Stribl asked if any citizens in attendance wished to speak in opposition of the application. The following citizens spoke in opposition:

- Eric & Kathleen Weltzin, 17950 W. Hilltop Dr.

Alderman Stribl asked the Commissioners if they had any questions for clarification and/or comments.

Commissioners McGrath and Anderson asked questions for clarification.

The Public Hearing adjourned at 6:12PM.

B. (4) NJ RZ–2300230 Krokowski - 5715 S. Sunny Slope Road (Tax Key #: 1289.994) – Rezone from A-2 to A-2 & R-6 (PUBLIC HEARING 6:01 PM)

Alderman Stribl called the public hearing to order at 6:12 PM.

DCD Deputy Director, Nikki Jones read the Public Hearing Notice and gave a brief presentation to the Commission.

Alderman Stribl asked if there were any citizens in attendance that had questions for clarification. Questions were asked by the following:

- Mary Hiebl, 20160 W. National Ave.

Alderman Stribl asked if any citizens in attendance wished to speak in favor of the application. There were none.

Alderman Stribl asked if any citizens in attendance wished to speak in opposition of the application. There were none.

Alderman Stribl asked the Commissioners if they had any questions for clarification and/or comments.
There were none.

The Public Hearing adjourned at 6:17 PM.

C. KH DCD1–2202121 Zoning Code Updates (PUBLIC HEARING 6:02 PM)

Alderman Stribl called the public hearing to order at 6:17 PM.

Principal Planner, Kristen Hogan read the Public Hearing Notice and gave a brief presentation to the Commission.

Alderman Stribl asked if there were any citizens in attendance that had questions for clarification. Questions were asked by the following:

- Arthur Marquardt, 17940 W. Beres Rd.
- Mary Hiebl, 20160 W. National Ave.

Alderman Stribl asked if any citizens in attendance wished to speak in favor of the application. There were none.

Alderman Stribl asked if any citizens in attendance wished to speak in opposition of the application. There were none.

Alderman Stribl asked the Commissioners if they had any questions for clarification and/or comments.

Commissioner Anderson mentioned a clerical error.

The Public Hearing adjourned at 6:43 PM.

2. PRIVILEGE OF THE FLOOR

Alderman Stribl read the rules for Privilege of the Floor and asked if there was anyone in attendance that wanted to take part in Privilege of the Floor.

- Robert Gosse with The Sigma Group, 1300 W. Canal St., spoke in favor of an item on the Plan Commission Agenda.
- Suzanne Polenz, 4265 S. Wilshire Dr., spoke in favor of an item on the Plan Commission Agenda.
- Michael Morgan, 15385 W. Coffee Rd., spoke in opposition of an item on the Plan Commission Agenda.
- Thomas Post, 3362 S. Vista Granada Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Tyler Linski, 15224 W. Vera Cruz Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Rosemary Schlintz, 15220 W. Coffee Rd., spoke in opposition of an item on the Plan Commission Agenda.
- Art Marquardt, 17940 W. Beres Rd., spoke in favor of an item on the Plan Commission Agenda.
- Lindsey King, 15224 W. Vera Cruz Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Steve Donaghy, 15300 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Rich Hawthorne, 15145 W. San Mateo Ct., spoke in opposition of an item on the Plan Commission Agenda.
- Catalina Fischer, 15515 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Judd Sadowski, 3453 S. 153rd St., spoke in opposition of an item on the Plan Commission Agenda.
- Steve Meinert, 15411 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.

Deputy Clerk Godshall stated that the clerk's office received no emails.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Alderman Stribl called the Plan Commission meeting to order at 07:13 PM.
Alderman Stribl led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy City Clerk Megan Godshall took the roll call as follows:

Commissioners Present: Alderman Stribl, Commissioners Biller, Anderson, Felda, McGrath, and Rafel

Excused: Mayor Ament

Staff Present: DCD Director Greg Kessler, DCD Deputy Director Nikki Jones, Principal Planner Kristen Hogan, Principal Planner Kelly Wall, City Attorney Mark Blum, Deputy City Clerk Megan Godshall

Deputy Clerk Godshall stated there is a quorum and the meeting was properly noticed in accordance with the open meetings law.

5. APPROVAL OF MINUTES

A. February 6, 2023 Plan Commission Meeting Minutes
No minutes to approve.

6. PLAN COMMISSION SECRETARY'S REPORT

No report.

7. CONTINUED BUSINESS

A. (4) NJ CU-2300076 Matt Anderson on behalf of Matty's Bar and Grille, Inc. – 14460 W. college Avenue – Conditional Use Approval for approval of an amended outdoor annual schedule of events for 2023. (PUBLIC HEARING 2/6/23)

MOTION: Motion to Table

VOTE: Motion by: Committee Member McGrath
Second by: Commissioner Anderson
Motion Passed 6-0

B. (2) NJ LD-2202321 Dave Herbeck with Oshkosh AAP, LLC on behalf of SilverStar Car Wash - 15300 W. National Avenue (Tax Key #: 1207-997-002) - 2-Lot Certified Survey Map. (Tabled 11/14/2022

MOTION: Motion to remove item from table

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Felda
Motion Passed 6-0

MOTION: Motion to Approve

VOTE: Motion by: Alderman Stribl
Second by: Commissioner McGrath
Motion Passed 6-0

C. (2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207997-002) – Use, Site and Architectural Approval for a carwash. (Tabled 12/5/2022)

MOTION: Motion to remove item from table

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Biller
Motion Passed 6-0

MOTION: Motion to Approve

VOTE: Motion by: Alderman Stribl
Second by:
Motion dies due to lack of Second

MOTION: Motion to Deny

VOTE: Motion by: Commissioner Biller
Second by: Commissioner Felda
No vote taken

MOTION: Motion to Table

VOTE: Motion by: Commissioner McGrath
Second by: Alderman Stribl
Motion Passed 4-2

8. NEW BUSINESS

A. KH CP-2200141 Park and Open Space Plan Update - (PUBLIC HEARING 2/6/23)

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Biller
Motion Passed 6-0

B. (3) KW UA-2300197 Brian Hatzung with Zimmerman Architectural Studios on behalf of Veit – 18600 W. Lincoln Avenue (Tax Key #: 1167-994-001) – Use, Site and Architectural Approval for a 5,760 square foot storage building.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passed 6-0

C. (6) KW UA-2300182 Dean and Suzanne Polenz – 4265 S. Wilshire Drive (Tax Key #: 1246-106) - Use, Site, and Architecture for an 8' fence.

MOTION: Motion to Deny

VOTE: Motion by: Alderman Stribl
Second by:
Motion fails due to lack of Second

MOTION: Motion to approve on the basis that this is a rear fence, as opposed to a front or side yard fence, that it is a partial request, in a heavily wooded lot, and is an isolated situation with only the homeowners and rear neighbors would be the only ones to see it.

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Felda
Motion Passed 5-1

D. (6) KW UA-2300184 Scott and Melissa Kandel – 4015 S. Belgrave Road (Tax Key #: 1245-376) – Resolution Approving a Partial Release of Restriction on Lot No. 13 of the Waterbury Estates Subdivision Plat to allow for a screened-in porch, patio, shed, and pool to be installed.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Biller
Second by: Commissioner McGrath
Motion Failed 3-3

MOTION: Motion to Table

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Felda
Motion Passed 6-0

9. PENDING

10. COMMUNICATIONS

11. ADJOURN

MOTION: Motion to Adjourn at 7:59 PM

VOTE: Motion by: Commissioner Biller
Second by: Commissioner Rafel
Motion Passed 6-0

Respectfully Submitted,
Megan Godshall, Deputy City Clerk