



Plan Commission MEETING MINUTES

February 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.** KH CP-2200141 Park and Open Space Plan Update - (PUBLIC HEARING 6:00 PM)
Mayor Ament read the public hearing rules.

Kristen Hogan introduced the Public Hearing Item to the Plan Commissioners.

Mayor Ament asked if there were any questions for clarification. There was none.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. There was none.

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There was none.

Mayor Ament asked if there was questions and/or comments from Plan Commissioners. There was none.

- B.** (4) NJ CU-2300076 Matt Anderson on behalf of Matty's Bar and Grille, Inc. – 14460 W. college Avenue – Conditional Use Approval for an amended outdoor annual schedule of events for 2023. (PUBLIC HEARING 6:01 PM)

Niki Jones introduced the Public Hearing Item to the Plan Commissioners.

Mayor Ament asked if there were any questions for clarification. There were questions for clarification.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. There were constituents that spoke in favor.

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There were constituents that spoke in opposition.

Mayor Ament asked if there was questions and/or comments from Plan Commissioners. There were some.

2. PRIVILEGE OF THE FLOOR

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 7:26 PM and lead the pledge of allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina Medina took the roll call as follows:

Present: Mayor Ament, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Commissioner Biller, Commissioner McGrath

Excused: Ald. Stribl

Staff Present: DCD Director Greg Kessler, City Attorney Mark Blum, City Clerk Rubina Medina

5. APPROVAL OF MINUTES

A. December 5, 2022 Plan Commission Minutes

MOTION: Motion to approve

VOTE: Motion by: Anderson
Second by: Felda
Motion approved 6-0

B. January 9, 2023 Plan Commission Minutes

MOTION: Motion to approve

VOTE: Motion by: Biller
Second by: Felda
Motion approved 5-0 with Anderson abstaining

6. PLAN COMMISSION SECRETARY'S REPORT

No Report.

7. CONTINUED BUSINESS

A. (7) KH RZ-2202324 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999) - Rezone from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. (PUBLIC HEARING 11/14/22)

MOTION: Motion to approve

VOTE: Motion by: Biller
Second by: Felda
Motion approved 6-0

B. (7) KH MS-2300120 Referral from the Department of Community Development – Hearthside Acres Addition No. 1 Subdivision – Resolution approving the release of the 100' Road Reservation that appears on the southerly portion of Hearthside Acres Addition No. 1 Subdivision plat (generally from 17185 W. Salentine Dr. through 16585 W. Salentine Dr.)

MOTION: Motion to approve approve

VOTE: Motion by: McGrath
Second by: Biller
Motion 6-0

- C.** (3) NJ MS- 2300196 Referral from the Department of Community Development – 17505 Liberty Lane (New Berlin Self Storage) - Resolution approving the release of the 20' wide Drainage Easement as appears on CSM No. 6045.
Nikki Jones provided a brief presentation to the Plan Commission.

MOTION: Motion to approve

VOTE: Motion by: Anderson
Second by: Biller
Motion 6-0

8. NEW BUSINESS

- A.** (1) KW CU-2202565 Krystal Sanders with Nexius on behalf of AT&T Mobility – 12900 W. National Avenue – Conditional Use Approval to construct a new mobile service facility. (PUBLIC HEARING 1/9/23)
Kelly Wall provided a brief presentation to the Plan Commission.

MOTION: Motion to approve

VOTE: Motion by: Felda
Second by: Rafel
Motion approved 5-1 with Commissioner Biller voting nay

9. PENDING

- A.** (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) - 1-Lot Certified Survey Map. (Tabled 11/14/2022)
No Action.
- B.** (2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207-997-002) – Use, Site and Architectural Approval for a carwash. (Tabled 12/5/2022)
No Action.

10. COMMUNICATIONS

11. ADJOURN

MOTION: Motion to adjourn at 7:54 PM.

VOTE: Motion by: McGrath
Second by: Rafel
Motion 7-0

***Respectfully Submitted,
Rubina R. Medina, City Clerk***