CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, February 7, 2022

Regular Meeting	**Via Zoom**	**6:00 PM**

Please note: Minutes are unofficial until approved by the Plan Commission at the next regularly scheduled meeting.

This Committee has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

To participate in the meeting, view the meeting, and/or ask questions, the public was able to do so by downloading the ZOOM app located at https://zoom.us/ and utilize Meeting ID #883 5929 8160: to join.

All votes were taken via a voice roll call vote.

PRIVILEGE OF THE FLOOR

Mayor Ament asked if there was anyone in attendance that wanted to take part in Privilege of the Floor. There was none.

Rubina Medina stated that no comments were received via email.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:02 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

Present: Mayor Ament, Commissioners Felda, McGrath, Rafel & Anderson.

Excused: Alderman Stribl & Commissioner Biller

Rubina Medina stated that there is a quorum and the meeting was properly noticed in accordance with the open meetings law.

City Staff present: Director of Community Development Greg Kessler, Deputy Director of Community Development Nikki Jones, Principal Planners Kelly Wall & Kristen Hogan, City Attorney Mark Blum, and Deputy City Clerk/Licensing Specialist Rubina Medina.

APPROVAL OF MINUTES

ITEM: January 10th, 2022 Meeting Minutes

MOTION: Motion to approve the minutes from the January 10, 2022 meeting.

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
PASSED 5-0

PLAN COMMISSION SECRETARY'S REPORT

No Report.

CONTINUED BUSINESS

ITEM: (6) KW SG-2102512 Lance McTrusty with Bauer Sign and Lighting – 13823 W. National Avenue – Sign waiver request for Minuteman Press. (Tabled 1/10/2022)

Kelly Wall stated that this item was tabled at the last Plan Commission meeting and the applicant has requested that it remain on the table.

MOTION: No Motion

NEW BUSINESS

ITEM: (5) GK/NJ UA-2200060 Peter Ogorek with Perspective Design Inc. on behalf of the City of New Berlin - 15321 W. National Avenue - Use, Site and Architecture for the Phase II building addition and parking lot modifications for the New Berlin Activity and Recreation Center.

Greg Kessler read the DRC Recommendation and introduced Peter Ogorek who gave a presentation to the Commission.

MOTION: Recommend approval of the Use, Site and Architecture for Phase II building addition and parking lot modifications for a Activity and Recreation Center located at 15321 W. National Avenue, subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Felda
PASSED 5-0

ITEM: (4) NJ/KW UA-1903329 John Ford with Moorland Hospitality Group, LLC - 5295 S. Moorland Road - Extension of approval for the Use, Site and Architecture for the construction of a Hampton Inn & Suites Hotel.

Kelly Wall read the DRC Recommendation to the Commissioners.

MOTION: Recommend approval of the limited extension (through May 31, 2022) of the Use, Site and Architecture for the construction of a 66,866 square foot (109 room) hotel located at 5295 S. Moorland Road (Tax Key #" 1260.998) subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
PASSED 5-0

ITEM: (6) GK SG-2200059 CaQuia May / Warren May with Exquisitely Krafted – 13803 W. National Avenue – Sign waiver request for Exquisitely Krafted.

Greg Kessler read the DRC Recommendation to the Commissioners. Staff is asking the Plan Commission for their interpretation of Zoning Code Section 275-61(F)(1)(c) as either meeting 1a. or 1b. below:

a. The Plan Commission may conclude that the sign represents a violation and standards of Section 275-61(F)(1)(c) and orders the sign face to be changed.

b. The Plan Commission may conclude that the sign does not represent a violation of 275-61(F)(1)(c) and can remain.

The Plan Commissioners reviewed the waiver request.

MOTION: The Plan Commission concludes that the sign represents a violation and standards of Section 275-61(F)(1)(c) and orders the sign face to be changed for Exquisitely Krafted located at 13803 W. National Avenue.

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
PASSED

ITEM: (7) KH PK-2200053 Park Design - Approval of selected consultant for the design of Malone Park

MOTION: Recommend to the Common Council the awarding of a Professional Services Design Contract to the most responsive, qualified consultant, Ayres Associated for the design of Malone Park in an amount of $248,815 with contingencies not-to-exceed total project cost area $250,000, from account 04252900 61118 C2022, subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner McGrath
PASSED 5-0

PENDING

ITEM: (4) KW LD-2102520 Darin Frerichs with Berengaria Development, LLC - 5200 S. Moorland Road - 2-Lot Certified Survey Map. (Tabled 1/10/2022)

Item to remain on the table.

MOTION: No Motion

COMMUNICATIONS

No Communication

ADJOURN

MOTION: Adjourn the Plan Commission meeting at 7:18 PM.

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Anderson
PASSED 5-0

Respectfully Submitted,
Rubina Medina
Deputy City Clerk/Licensing Specialist