



**CITY OF NEW BERLIN
PLAN COMMISSION MEETING MINUTES
Monday, April 11, 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 Commission 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 # 878 3688 2099: to join.

All votes were taken via a voice roll call vote.

PUBLIC HEARING(S)

ITEM: (3) NJ CU-2200213 Maria Koerner on behalf of WE Energies - 17990 W. Cleveland Ave. - Conditional Use Approval to construct a building addition to contain and protect gas facilities. (PUBLIC HEARING 6:00 PM)

Deputy Clerk/Licensing Specialist, Rubina Medina reviewed the procedures to be conducted as this meeting was held via zoom.

Mayor Ament read the rules for a public hearing and called the public hearing to order at 6:00 PM.

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

Mayor Ament asked if there were any citizens in attendance that had questions for clarification. No questions were asked.

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

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

Mayor Ament asked the Commissioners if they had any questions for clarification and/or comments. Commissioners did have questions for clarification which were answered by staff.

The Public Hearing Adjourned at 6:07 PM.

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 6:07 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

Present: Mayor Ament, Ald. Stribl, McGrath, Rafel, Biller, Felda & Anderson.

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. Principal Planner & Emergency Management Coordinator Morgan Henn, City Engineer Tammy Simonson, City Attorney Mark Blum, and Deputy City Clerk/Licensing Specialist Rubina Medina.

APPROVAL OF MINUTES

ITEM: March 7, 2022 Meeting Minutes

MOTION: Motion to approve the minutes from the March 7, 2022 meeting.

VOTE: Motion by: Ald. Stribl
Second by: Commissioner Rafel
Passed 5-0 with Commissioner Biller & Felda abstaining

PLAN COMMISSION SECRETARY'S REPORT

No Report.

NEW BUSINESS

ITEM: (2) MH/KH CU-2200213 Welcome Miller Park - 15551 W. Cleveland Ave. - Conditional Use Approval to reoccupy the existing building for a gas station and construct a new fuel pump canopy and car wash in the B-2 Zoning District. (PUBLIC HEARING 3/7/2022)

Morgan Henn read the DRC Recommendation.

MOTION: **Motion to approve the request to withdraw the Conditional Use application to re-occupy the existing building for a gas station and construct a new fuel pump canopy and car wash in the B-2 Zoning District. (Public Hearing 3/7/2022).**

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Anderson
Passed 7-0

ITEM: (2) KH PK-2200051 - Approval of the contract for the 2022 Lions Park Improvement Project.

Kristen Hogan read staff's recommendation.

MOTION: Motion to recommend to the Common Council the awarding of a Construction Contract to the lowest responsive, responsible bidder, Workman Enterprises for construction of Lions Park Improvement Project in an amount of \$81,555, from account 04252900 61122 C2021, subject to the application, plans on file, and staff's condition.

VOTE: Motion by: Mayor Ament
Second by: Commissioner Biller
Passed 6-0 with Ald. Stribl abstaining

ITEM: (7) KH UA-2200499 Kohler Pit Interim Grading Plan - 4635 S. Racine Ave. - Use and Site Approval for an Interim Grading Plan for Kohler Pit.

Kristen Hogan read staff's recommendation.

MOTION: Motion to table the Use, Site and Architecture for Kohler Pit Interim Grading Plan located at 4635 S. Racine Avenue, subject to the application, plans on file.

VOTE: Motion by: Ald. Stribl
Second by: Commissioner Felda
Passed 7-0

ITEM: (3) NJ CU-2200213 Maria Koerner on behalf of WE Energies - 17990 W. Cleveland Ave. - Conditional Use Approval to construct a building addition to contain and protect gas facilities. (PUBLIC HEARING 6:00 PM)

Nikki Jones read staff's recommendation.

MOTION: Motion to recommend to Plan Commission approval of the Conditional Use application to construct a building addition to contain and protect gas facilities located at 17990 W. Cleveland Ave.

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Biller
Passed 7-0

ADJOURN

ITEM: Motion to adjourn the Plan Commission meeting at 6:19 pm.

VOTE: Motion by: Ald. Stribl
Second by: Commissioner Rafael
Passed 7-0

Respectfully Submitted,
Rubina Medina
Deputy City Clerk/Licensing Specialist