



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, August 15, 2022**

Regular Meeting

Zoom Meeting

6:00 PM

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

The Plan 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 # 849 1321 0605: to join.

All votes were taken via a voice roll call vote.

PUBLIC HEARING(S)

ITEM: (2) MH CU-2201582 Durbin Petroleum LLC - 15551 W. Cleveland Ave. - Conditional Use Approval to reoccupy the existing building for a gas station and construct a new fuel pump canopy in the B-2 Zoning District. (PUBLIC HEARING 6:00 PM)

City Clerk Rubina Medina reviewed the procedures to be conducted as this meeting was held via zoom.

Mayor Ament read the rules for the public hearing and called the public hearing to order at 6:03 PM.

Morgan Henn 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. There were none.

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 not have any questions or comments.

The Public Hearings adjourned at 6:13 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 stated that no comments were received via email.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:13 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

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

Excused: McGrath

Rubina 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 Planner Kelly Wall. Principal Planner & Emergency Management Coordinator Morgan Henn, City Engineer Tammy Simonson, City Attorney Mark Blum, and City Clerk Rubina Medina.

APPROVAL OF MINUTES

ITEM: July 11, 2022 Plan Commission Meeting Minutes

MOTION: To approve the July 11, 2022 Plan Commission Meeting Minutes

VOTE: Motion by: Stribl
Second by: Biller
Motion Passed: 6-0

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)

ITEM: (7) NJ UA-2200499 Kohler Pit Interim Grading Plan - 4635 S. Racine Ave. - Use and Site Approval for an Interim Grading Plan for Kohler Pit. (TABLED 4/11/2022)

NEW BUSINESS

ITEM: (4) KW LD-2201554 Kevin and Brooke Trebe - 21965 W. Lochleven Lane - 1-Lot Certified Survey Map.

Kelly Wall gave a brief presentation to the Commission.

MOTION: Motion to approve.

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

ITEM: (7) NJ RZ-2200958 Frank Grotkiewicz- Tax Key #: 1229-994-002 - Recommend to Common Council adoption of an Ordinance #: 2663 that approves the rezoning of the property located at Tax Key #: 1229-994-002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2 . The C-1 and C-2 will remain unchanged. (PUBLIC HEARING 6:00 PM ON 7/11/2022)

Nikki Jones gave a presentation to the Plan Commission.

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Rafel
Motion Passed: 6-0

ITEM: (7) NJ LD-2201154 Frank Grotkiewicz - 19300 W. Observatory Road (Tax Key #'s: 1229-994-001 & 1229-994-002) - 1-Lot Certified Survey Map.

Nikki Jones provided a brief presentation to the Plan Commission.

MOTION: Motion to approve.

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

ITEM: (4) NJ UA-2201555 Anna Fekete - 5335 S. Oakridge Drive - Use, Site and Architecture for an 8' fence.

Nikki Jones gave a brief presentation to the Plan Commission.

MOTION: Motion to deny.

VOTE: Motion by: Ament
Second by: Stribl
Motion Passed to deny 4-2

ITEM: (2) MH SG-2201504 Heritage Christian School - 3055 S. Glen Park Road - Sign Waiver Request.

Morgan Henn gave a brief presentation to the Plan Commission.

The Plan Commission discussed the Sign Wavier Request and City code.

MOTION: Motion to deny.

VOTE: Motion by: Ament
Second by: Stribl
Motion Passed to deny 5-1

ITEM: (1) NJ/KH UA-2201613 Kris Kiefer with The Grand Hills Castle Phase 2 - 13050 W Cleveland Avenue (Tax Key #: 1197.976.001) and (Tax Key #: 1197.976.002) - Use, Site and Architecture approval for a 55 unit Residential Care Apartment Complex (RCAC) and adult daycare.

Nikki Jones gave a brief presentation to the Plan Commission.

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Rafel
Motion Approved 6-0

ITEM: (4) GK/NJ SP-2201693 - Neumann Development Inc. 20685-20695 W. National Avenue - 18-Lot Final Plat for Quarry Park Subdivision.

Nikki Jones provided a brief presentation to the Plan Commission.

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Felda
Motion passed 6-0.

PENDING

ITEM: (4) KW LD-2201280 Mellisa Hayes on behalf of Kyle Kloc and Natalie Anastas - 5920 S. Racine Avenue - 2-Lot Certified Survey Map. (Tabled 7/11/2022)

COMMUNICATIONS

ADJOURN

Motion by Rafel, Seconded by Felda to adjourn at 7:03 PM. Motion Passed 6-0.

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