



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, October 3, 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 # 867 5023 6251: 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.

Amy Zielinski spoke in favor of the sign application for Cleveland Pub & Grill.
Tom Pease spoke in favor of the sign application for Cleveland Pub & Grill.
Zach Meiger spoke in favor of the sign application for Cleveland Pub & Grill.
Ald. Hopkins spoke in favor of the sign application for Cleveland Pub & Grill.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:09 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

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

Excused: Stribl

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: August 15, 2022 Plan Commission Meeting Minutes

No Minutes Available

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 & Remained on the table 8/15/2022)

Motion by Felda to remove item from table.
Rafel Seconded. Motion approved 6-0.

MOTION: Motion to deny.

VOTE: Motion by: Ament
Second by: Felda
Motion Passed to deny 6-0.

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, Remained on the table 8/15/2022)

Motion by Anderson to remove item from table.
Biller Seconded. Motion approved 6-0.

Nikki Jones provided a presentation to the Plan Commission.

MOTION: Motion to approve.

VOTE: Motion by: Ament
Second by: Felda
Motion Passed 6-0.

NEW BUSINESS

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 HELD 8/15/2022)

Morgan Henn provided a brief presentation to the Plan Commission.

MOTION: Motion to Approve

VOTE: Motion by: Ament
Second by: Felda
Motion Passed 6-0.

ITEM: (1) KH SG-2202022 Reggie Peters with Lemberg Electric – 14000 W. Cleveland Avenue – Sign waiver requests for Cleveland Pub

Kristen Hogan provided a brief presentation to the Plan Commission. This is for a replacement monument sign. There are 3 waivers the applicant is requesting approval of and staff's recommendation is to deny all 3 waiver requests due to violation of City Code.

MOTION: Motion to deny.

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

ITEM: (7) NJ LD-2201278 Josh Radomski, Director of Public Works, on behalf of City of New Berlin for New Berlin Centre Cemetery - 18001 W. National Avenue (Tax Key #: 1262-960)-1-Lot Certified Survey Map.

MOTION: Motion to approve.

VOTE: Motion by: Ament
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

ITEM: 2023 Plan Commission Meeting Dates - Kelly Wall

ADJOURN

Motion by Felda to adjourn at 7:23 PM.
Seconded by Rafael. Motion Passed 6-0.

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