



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, November 14, 2022**

Regular Meeting

Council Chambers

6:00 PM

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

All votes were taken via a voice roll call vote.

PUBLIC HEARING(S)

ITEM: (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 6:00 PM)

City Clerk Rubina Medina reviewed the procedures to be conducted as this meeting was the first meeting held in-person since the Covid-19 pandemic.

Mayor Ament read the rules for the public hearing and called the public hearing to order at 6:05PM.

Greg Kessler read the Public Hearing Notice and Kristen Hogan gave a brief presentation to the Commission.

Mayor Ament asked if there were any citizens in attendance that had questions for clarification.

The following citizens had questions for Staff:

1. Andrew Cook, 16300 W. Beloit Road
2. Eric Stoffers, 16540 W. Beloit Road
3. Gary Polson, 17030 W. Beloit Road
4. John Detert, 18750 W. Observatory Road
5. Larry Kapke, 4510 S. Calhoun Road
6. Robert Milling, 16685 W. Salentine Drive
7. Edward Belter, 4670 S. Hearth Ridge Drive
8. Tom Potts, 4665 S. Hearth Ridge Drive
9. Alderwoman Charlotte Kroupa, 4440 S. Hiview Court
10. Mary Hiebl, 20160 W. National Avenue
11. Landon Valenta, 17585 W. National Avenue
12. Connie Rockey, 4600 S. Hearth Ridge Drive

Mayor Ament asked if any citizens in attendance wished to speak in favor of the application.

The following citizen spoke in favor:

1. Ryan Janssen with Ryan's Buying LLC, 4908 S. Calhoun Road

Mayor Ament asked if any citizens in attendance wished to speak in opposition of the application.

The following citizens spoke in opposition:

1. Andrew Cook, 16300 W. Beloit Road
2. Edward Belter, 4670 S. Hearth Ridge Drive
3. Larry Kapke, 4510 S. Calhoun Road
4. Landon Valenta, 17585 W. National Avenue
5. Anna, 16300 W. Beloit Road

Mayor Ament asked the Commissioners if they had any questions for clarification and/or comments. Commissioners did not have any questions or comments.

ITEM: (3) NJ CU-2202306 Bluewater Plumbing - 21516 W. Greenfield Ave. - Conditional Use Approval to reoccupy the existing building for a Plumbing Company in the O-1 Zoning District. (PUBLIC HEARING 6:01 PM)

Greg Kessler read the Public Hearing Notice and Nikki Jones 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.

The following citizen spoke in favor of the application:

1. Jeff, Bluewater Plumbing, 21516 W. Greenfield Avenue

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

The Public Hearings adjourned at 7:43PM.

PRIVILEGE OF THE FLOOR

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

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 7:45PM.

ROLL CALL; DECLARATION OF QUORUM

Present: Mayor Ament, Commissioners Felda, McGrath, Rafel

Excused: Ald. Stribl, Commissioners Biller & Anderson

Staff Present: Director of Community Development Greg Kessler, Deputy Director of Community Development Nikki Jones, Principal Planner Kelly Wall, City Engineer Tammy Simonson, City Attorney Mark Blum, City Clerk Rubina Medina, Deputy City Clerk Megan Godshall

APPROVAL OF MINUTES

ITEM: August 15, 2022 Plan Commission Meeting Minutes

MOTION: To approve the August 15, 2022 Plan Commission Meeting Minutes

VOTE: Motion by: Felda
Second by: McGrath
Motion Passed: 4-0

ITEM: October 3, 2022 Plan Commission Meeting Minutes

MOTION: To approve the October 3, 2022 Plan Commission Meeting Minutes

VOTE: Motion by: Rafel
Second by: Mayor Ament
Motion Passed: 4-0

PLAN COMMISSION SECRETARY'S REPORT

No Report

CONTINUED BUSINESS

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)

Motion by Commissioner Felda to remove item from the table. Motion seconded by Commissioner Rafel and motion passed 4-0.

Kelly Wall gave a brief introduction to the Commission and provided staff's recommendation.

MOTION: Motion to approve the 2-Lot Certified Survey Map for 5920 S. Racine Avenue.

VOTE: Motion by: Felda
Second by: Rafel
Motion Passed: 4-0

NEW BUSINESS

ITEM: (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.

Motion by Mayor Ament to table this time. Motion seconded by Commissioner Rafel and motion passed 4-0.

ITEM: (7) KH SP-2202325 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999) - Autumn Trace Conceptual Subdivision (Plan Commission Site Walk 10/27/22 4:00PM)

Kristen Hogan gave a brief presentation to the Commissioners.

No Action.

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

MOTION: **Motion to approve the Approval of the Design for Malone Park.**

VOTE: Motion by: Rafel
Second by: Felda
Motion Passed: 4-0

ITEM: KH CP-2200141 2023 Park and Open Space Plan - Update and recommend to Common Council to set a public hearing date for February 6, 2023.

This item will be on the December Plan Commission agenda.

PENDING

COMMUNICATIONS

ADJOURN

Motion by Commissioner Rafel to adjourn at 8:24PM. Motion seconded by Commissioner McGrath. Motion Passed 4-0.

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