



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, December 5, 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.

PRIVILEGE OF THE FLOOR

None

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

Rubina R. Medina took the roll call as follows:

Present: Ald. Stribl, Commissioners Felda, Biller, McGrath, Rafel, Anderson, Mayor Ament, Kelly Wall, Nikki Jones, Rubina R. Medina

Excused: Commissioner Anderson

Rubina stated that a quorum has been established and the meeting was properly noticed.

APPROVAL OF MINUTES

ITEM: November 14, 2022 Plan Commission Meeting Minutes

MOTION: Motion to approve

VOTE: Motion by: Stribl
Second by: Rafel
Motion passed 4-0 with Commissioner Biller abstaining

PLAN COMMISSION SECRETARY'S REPORT

No Report.

NEW BUSINESS

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)

MOTION: Motion to approve.

VOTE: Motion by: Rafel
Second by: McGrath
Motion Passed 5-0

ITEM: (2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207-997-002) – Use, Site and Architectural Approval for a carwash.

MOTION: Motion to Table Item.

VOTE: Motion by: Ament
Second by: Stribl
Motion Passed 5-0

ITEM: (7) KH LD-2202296 Pinnacle Engineering on behalf of Rob DuCharme - 19455 W. Observatory Road - 2-Lot Certified Survey Map

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Biller
Motion Passed 5-0

PENDING

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)

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.

COMMUNICATIONS

None.

ADJOURN

Motion by Stribl to adjourn the Plan Commission meeting at 6:13 PM. Motion seconded by Biller. Motion passed 5-0.

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