



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, January 10, 2022**

REGULAR MEETING

Zoom Meeting

6:00 PM

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

This Committee 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 # 859 1230 9075: to join.

All votes were taken via a voice roll call vote.

PUBLIC HEARING(S)

(4) NJ CU-2102623 Jim Hart, New Berlin Utility Manager, on behalf of the New Berlin Utility Department -15451 W. Beloit Road (Tax Key #: 1254993001) (also referred to as 4950 S. Moorland Road (Tax Key #: 1254-982 in City files) - Conditional Use to reconstruct the Westridge Lift Station. (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 6:01 PM.

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

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 which were answered.

The Public Hearing Adjourned at 6:16 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 6:17 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

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

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 Planner Kelly Wall, City Attorney Mark Blum, and Deputy City Clerk/Licensing Specialist Rubina Medina.

APPROVAL OF MINUTES

ITEM: December 6, 2021 Meeting Minutes

MOTION: Motion to approve the minutes from the December 6, 2021 meeting.

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

PLAN COMMISSION SECRETARY'S REPORT

No Report.

NEW BUSINESS

ITEM: (6) KW SG-2102512 Lance McTrusty with Bauer Sign and Lighting – 13823 W. National Avenue – Sign waiver request for Minuteman Press.

Kelly Wall introduced the item and read DCD Recommendation. Applicant is requesting a waiver from Section 275-61(2)(a) of the Zoning Code, which states that “only two signs may be permitted per business. Owners may elect for them to be any combination of wall signs, ground signs, or monument signs, not exceeding a total of two, and approved by DCD staff.” Kelly stated that staff is recommending denial of this Waiver Request for Minuteman Press located at 13823 W. National Avenue, subject to the application, plans on file and the reasons listed on the staff report which is attached to the agenda packet.

The Plan Commission reviewed the application for waiver request.

MOTION: Motion to table the waiver request from Lance McTrusty with Bauer Sign and Lighting.

VOTE: Motion by: Alderman Stribl
Second by: Mayor Ament
Motion Passed 7-0.

ITEM: (5) KW SG-2102518 Chris Hampton with Springfield Sign – 14855 W. National Avenue – Sign waiver request for Culvers.

Kelly Wall introduced the item and read DCD Recommendation. Applicant is requesting a waiver from Section 275-611(1)(g)[7] of the Zoning Code, which states that a sign containing an EMC shall not be located closer than 100 feet from a residentially zoned property. The distance shall be calculated as the shortest measurable distance between the face of the sign to the edge of the residential zoning district, in a straight line without regard to intervening structures. Right-of-way is not included and shall be subtracted from this measurement. Kelly stated that staff is recommending denial of the Waiver Request for Culvers located at 14855 W. National Avenue, subject to the application, plans on file and the following reasons listed on the staff report attached to the agenda packet.

The Plan Commission reviewed the application for waiver request.

MOTION: Motion to deny the waiver request from Culvers to have an EMC located at 14855 W. National Avenue.

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Rafel
Motion Passed 7-0.

ITEM: (7) KW CU-2001518 Justin Bohler with ReVision Real Estate – 17400 W. National Avenue – Extension of approval for the Conditional Use, Site and Architecture for the construction of a new office/service commercial building.

Kelly Wall introduced the item and read DCD Recommendation. Staff is recommending approval of a 12 month extension for the approval of a Conditional Use Permit for Property ReVision to construct a new office and service commercial building, located at 17400 W. National Avenue, subject to the application, plans on file and the conditions of approval: See Original Staff Report from 2/1/2021 which is attached to the agenda packet.

The Plan Commission reviewed the application for waiver request.

MOTION: Motion to recommend approval of the 12 month extension of the Conditional use, Site and Architecture for the construction of a new office/service commercial building located at 17400 W. National Avenue subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Biller
Motion Passed 7-0.

ITEM: (4) KW LD-2102520 Darin Frerichs with Berengaria Development, LLC - 5200 S. Moorland Road - 2-Lot Certified Survey Map.

Kelly Wall introduced the item and stated that the applicant has requested additional time to make revisions. Staff recommendation is to table this item.

MOTION: Motion to approve the request to table the Certified Survey Map application located at 5200 S. Moorland Road.

VOTE: Motion by: Mayor Ament
Second by: Commissioner Anderson
Motion Passed 7-0.

ITEM: (4) NJ CU-2102623 Jim Hart, New Berlin Utility Manager, on behalf of the New Berlin Utility Department -15451 W. Beloit Road (Tax Key #: 1254993001) (also referred to as 4950 S. Moorland Road (Tax Key #: 1254-982 in City files) - Conditional Use to reconstruct the Westridge Lift Station. (PUBLIC HEARING 6:00 PM)

Nikki introduced the item and read staff's recommendation.

MOTION: Motion to approve the Conditional Use for the New Berlin Utility Department to reconstruct the Westridge Lift Station, located at 15451 W. Beloit Road, subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner Biller
Second by: Commissioner Rafel
Motion Passed 7-0.

ADJOURN

MOTION: Motion to adjourn the Plan Commission meeting at 7:00 PM.

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Biller
Motion Passed 7-0.

Respectfully Submitted,
Rubina Medina
Deputy City Clerk/Licensing Specialist