



Plan Commission MEETING MINUTES

July 10, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. PUBLIC HEARING(S)

- A. (7) KH CP-2300780 & RZ-2300781 Jim Duerrwaechter - 18335 W. National Ave (Tax Key #: 1262.961), Tax Key #: 1262.962 (located behind 18335 W. National Avenue) and 18395 W. National Ave (Tax Key #: 1262.963) - Request to amend the Future Land Use Map within the City's Comprehensive Plan from Rural Commercial and Suburban Residential to Rural Commercial and Suburban Residential AND rezone from B-2 and R-3 to B-2 and R-3 AND 2030 Comprehensive Plan Updates. (Joint Public Hearing 6:00 PM)

This Public Hearing was moved to the August 14, 2023 Plan Commission.

- B. (1) GK/NJ CP-2300808 & RZ-2300810 Dan Romnek on behalf of Mandel Group - 1750 S. Moorland Road (includes Tax Keys #'s listed from north to south, beginning at the intersection of Greenfield Avenue south along the east side of Moorland Road, up to the New Berlin Recreation Trail): 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158- 991 & a portion of 1158-992) - Amend the Future Land Use Map within the City's Comprehensive Plan from Suburban Commercial to Suburban Commercial, Mixed Residential and Institutional with a Planned Unit Development Overlay AND rezone from I-1 and C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD, C-2, I-1 AND 2030 Comprehensive Plan Updates. (Joint Public Hearing 6:01)

Nikki Jones introduced the Public Hearing item to the Plan Commissioners.

Mayor Ament asked if there were any questions for clarification. Questions were asked by the following:

- Dan Romnek of Mandel Group spoke about the project.
- Don Lee spoke about the traffic study and design.
- Virginia Staller, 15616 W. Ridge Rd.
- Greta Fayle, 15613 Brook Dr.
- Lucy Gehrs, 15634 Brook Dr.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. There were none.

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There were none.

Mayor Ament asked if there were questions and/or comments from Plan Commissioners.

- Commissioner McGrath asked a question.
- Commissioner Anderson asked a question.
- Commissioner Felda asked a question.
- Mayor Ament asked a question.
- City Attorney Mark Blum read a question submitted via email from Fire Chief Polzin.

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 06:49 PM.
Mayor Ament led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy City Clerk Megan Godshall took the roll call as follows:

Present: Commissioner Schulpus, Commissioner Felda, Commissioner Anderson, Commissioner McGrath, Mayor Ament

Excused: Commissioner Rafel, Alderman Stribl

Staff Present: DCD Director Greg Kessler, DCD Deputy Director Nikki Jones, Principal Planner Kristen Hogan, Principal Planner Kelly Wall, City Attorney Mark Blum, Deputy City Clerk Megan Godshall

Deputy City Clerk Godshall stated there is a quorum, and the meeting was properly noticed.

5. APPROVAL OF MINUTES

A. June 5, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner McGrath
Motion Passed 5-0

6. PLAN COMMISSION SECRETARY'S REPORT

No report

7. CONTINUED BUSINESS

A. (3) KW UA-2200118 Brian Hatzung with Zimmerman Architectural Studios on behalf of Veit - 18600. W. Lincoln Avenue (Tax Key: 1167-994-001) - Review and approval of an amendment to the Use, Site, and Architecture to construct a 37,800 sq. ft. building.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Schulpus
Motion Passed 5-0

8. NEW BUSINESS

A. (3) NJ/KH CU-2300814 Welcome East Side LLC - 17200 W. Cleveland Avenue - Conditional Use Approval to reoccupy the existing building for a gas station and convenience store, construct a small addition to the rear of the building and construct a new car wash (PUBLIC HEARING 6/5/23)

MOTION: Motion to Table

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Felda
Motion Passed 5-0

- B.** (6) KW UA-2301098 Scott and Melissa Kandel – 4015 S. Belgrave Road (Tax Key #: 1245-376) – Resolution Approving a Partial Release of Restriction on Lot No. 13 of the Waterbury Estates Subdivision Plat to allow for a screened-in porch, patio, and shed to be installed.

MOTION: Motion to Deny

VOTE: Motion by: Mayor Ament
Second by: Commissioner Anderson
Motion Passed 5-0

9. COMMUNICATIONS

None

10. ADJOURN

MOTION: Motion to Adjourn at 7:16 PM

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner McGrath
Motion Passed 5-0

*Respectfully Submitted,
Megan Godshall, Deputy City Clerk*