



Plan Commission MEETING MINUTES

June 5, 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.** (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 6:00 PM)

Kristen Hogan 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:

- Mary Heibl, 20160 W. National Ave.
- David Rohr, 2721 S. Calhoun Rd.
- Herjeet Walia, 17200 W. Cleveland Ave.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. The following constituents spoke in favor:

- William Morris, Project Architect, 531 87th Place, Pleasant Prairie

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

Mayor Ament asked if there were questions and/or comments from Plan Commissioners. Commissioner Felda made a comment for clarification. Mayor Ament and Commissioner Anderson asked questions for clarification.

- B.** (4) NJ CU-2300898 Mr. Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County - Johnson Sand & Gravel - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013 - Conditional Use Approval to set up a temporary mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project (PUBLIC HEARING 6:01 PM)

Greg Kessler 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:

- Mary Heibl, 20160 W. National Ave.
 - Ed Anastas, A.W. Oakes spoke to clarify questions

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

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. The following constituent spoke in opposition:

- Mary Heibl, 20160 W. National Ave.

Mayor Ament asked if there were questions and/or comments from Plan Commissioners. Commissioners McGrath and Rafel asked questions for clarification.

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 06:45 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 Schulpius, Commissioner Anderson, Commissioner Felda, Commissioner Rafel, Commissioner McGrath, Mayor Ament

Excused: Alderman Stribl

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

Deputy Clerk Godshall stated there is a quorum and the meeting was properly noticed in accordance with the open meetings law.

5. APPROVAL OF MINUTES

A. May 8, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
Motion Passed 6-0

6. PLAN COMMISSION SECRETARY'S REPORT

No Report

7. NEW BUSINESS

- A. (4) NJ CU-2300898 Mr. Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County - Johnson Sand & Gravel - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013 - Conditional Use Approval to set up a temporary mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project (PUBLIC HEARING 6:01 PM)

MOTION: Motion to Approve as revised of the conditions in the staff report

VOTE: Motion by: Commissioner Rafel
Second by: Board Member Schulpus
Motion Passed 6-0

8. COMMUNICATIONS

None

9. ADJOURN

MOTION: Motion to Adjourn

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
Motion Passed 6-0

*Respectfully Submitted,
Megan Godshall, Deputy City Clerk*