



Plan Commission MEETING MINUTES

May 8, 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. PRIVILEGE OF THE FLOOR

Mayor Ament read the rules for Privilege of the Floor and asked if there was anyone in attendance that wanted to take part in Privilege of the Floor.

- Brian Randall with Amundsen Davis, 111 E. Kilbourn Ave., spoke in favor of an item on the Plan Commission Agenda.
- Bob Gosse representing The Sigma Group, 1300 W. Canal St., spoke in favor of an item on the Plan Commission Agenda.
- Mike Morgan, 15385 W. Coffee Rd., spoke in opposition of an item on the Plan Commission Agenda.
- Thomas Post, 3362 S. Vista Granada Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Jim Novak, 3333 S. Magdalena Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Scott Lefever, 3430 S. El Sirroco Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Steve Meinert, 15411 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Chuck Garrigues, 13750 W. National Ave., #4411, spoke in opposition of and made a comment about an item on the Plan Commission Agenda.
- Kevin Schmoldt, 757 N. Broadway, spoke in favor of an item on the Plan Commission Agenda.

2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 06:29 PM.
Mayor Ament led the Pledge of Allegiance.

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy Clerk Godshall took the roll call as follows:

Present: Mayor Ament, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl, Commissioner McGrath, Commissioner Schulpis

Excused: None

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

A quorum was established and the meeting was properly noticed.

4. APPROVAL OF MINUTES

A. April 13, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Felda
Motion Passed 5-0 with Commissioners Anderson and McGrath
abstaining

5. PLAN COMMISSION SECRETARY'S REPORT

No Report

6. CONTINUED BUSINESS

- A.** (2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207997-002) – Use, Site and Architectural Approval for a carwash. (*Tabled 3/6/23*)

MOTION: Motion to Remove item from table

VOTE: Motion by: Commissioner Felda
Second by: Commissioner McGrath
Motion Passed 7-0

MOTION: Motion to Deny

VOTE: Motion by: Commissioner Biller
Second by: Commissioner Felda
Motion Failed 3-4

MOTION: Motion to approve with the following conditions of a gate that can be automatically closed after business hours along Coffee Road. A plan to be implemented to reduce and mitigate light after the business closes to reduce light pollution within the area, but still keeping sufficient illumination to keep the building, and the surrounding area safe. Mature arbor vitae over seven feet tall, are to be planted in a larger layer on the property on the Coffee Road car wash side, and an offer shall be made to the neighbors who have properties opposite the car wash exit along Coffee Rd from the National Ave intersection to the Moorland Rd intersection would be eligible to receive these plantings for similar arbor vitae to be planted for screening there.

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Felda
Motion Passed 5-2

7. NEW BUSINESS

- A.** (4) KH UA-2300546 John Holborow with Rock Ridge Developers, LLC – 5276 S. Moorland Road – Use, Site and Architectural approval for Caribou Coffee

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Board Member Schulpius
Motion Passed 7-0

Commissioner Anderson left meeting at 6:58 PM

- B.** (7) KH SP-2300395 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999) - Autumn Trace Preliminary Plat

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Board Member Schulpius
Motion Passed 6-0

- C.** (2) KH SG-2300621 Deb Burton with Poblocki Sign Company LLC - 13750 W. National Ave - Sign Waiver Requests for ProHealth Regency Senior Communities

MOTION: Motion to Deny both waivers

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 6-0

8. COMMUNICATIONS

None

9. ADJOURN

MOTION: Motion to Adjourn at 7:29 PM

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

***Respectfully Submitted,
Megan Godshall, Deputy City Clerk***