



Plan Commission MEETING MINUTES

April 13, 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)

None

2. 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.

- Thomas Post, 3362 S. Vista Granada Dr., spoke in opposition 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.
- Diane Krokowski, 3845 S. 98th Ct., had a question regarding an item on the Plan Commission Agenda.
- Abdelhamid El-Shafel, 14380 W. College Ave., spoke in opposition of an item on the Plan Commission Agenda.
- Doug Kapitanski, 14540 W. College Ave., 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.
- Catalina Fischer, 15515 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Abigail Slade, 14540 W. College Ave., spoke in opposition of an item on the Plan Commission Agenda.
- Judd Sadowski, 3453 S. 153rd St., spoke in opposition of an item on the Plan Commission Agenda.
- Nereida Kapitanski, 14540 W. College Ave., 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.
- Melissa Kandel, 4015 S. Belgrave Rd., spoke in favor of an item on the Plan Commission Agenda.
- Scott Kandel, 4015 S. Belgrave Rd., spoke in favor of an item on the Plan Commission Agenda.
- Chuck Garrigues, 13750 W. National Ave, #4411, made a comment on an item on the Plan Commission Agenda.
- Steve Donaghy, 15300 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Denys Sadowski, 3453 S. 153rd St., spoke in opposition of an item on the Plan Commission Agenda.
- Rich Szukalski, 3332 S. El Sirroco Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Robert Gosse representing The Sigma Group and Midwest Fidelity Partners, 1300 W. Canal St., spoke in favor of an item on the Plan Commission Agenda.
- Brian Randall with Amundsen Davis, 111 E. Kilbourn Ave, spoke in favor of an item on the Plan Commission Agenda.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 06:35 PM.
Mayor Ament led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy Clerk Godshall took the roll call as follows:

Present: Mayor Ament, Alderman Stribl, Commissioner Felda, Commissioner Rafel, Commissioner Biller

Excused: Commissioner Anderson and Commissioner McGrath

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

5. APPROVAL OF MINUTES

A. February 6, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

B. March 6, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Biller
Second by: Commissioner Rafel
Motion Passed 5-0

6. PLAN COMMISSION SECRETARY'S REPORT

May Plan Commission Meeting will be held on May 8th, 2023.

7. CONTINUED BUSINESS

- A.** (4) NJ CU-2300076 Matt Anderson on behalf of Matty's Bar and Grille, Inc. – 14460 W. College Avenue – Conditional Use Approval for approval of an amended outdoor annual schedule of events for 2023. (Tabled 3/6/23)

MOTION: Motion to Remove item from table

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

MOTION: Motion to Amend the plan of operation to work with DCD staff to reduce the outdoor events from 41 to 36.

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

MOTION: Motion to Approve the permit as amended and revisions to paragraph eleven.

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Felda
Motion Passed 5-0

- B.** (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*)

No action taken.

- C.** (6) KW UA-2300184 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, shed, and pool to be installed (Tabled 3/6/23)

MOTION: Motion to Remove item from table

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Felda
Second by: Alderperson Stribl
Motion Failed 2-3

8. NEW BUSINESS

- A.** (4) KH RZ-2300208 John Jewell – Tax Key #: 1281.996.006 - Rezone from A-2, R-1/R-2 & C-2 to R-1/R-2 & C-2 (PUBLIC HEARING 3/6/23)

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

- B.** (4) KH LD-2300209 John Jewell – Tax Key #: 1281.996.006 – 4-Lot Certified Survey Map

MOTION: Motion to Approve subject to the P.O.W.T.S. areas being approved by Waukesha County.

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel

Motion Passed 5-0

- C.** (4) NJ RZ-2300230 Diane Krokowski - 5715 S. Sunny Slope Road (Tax Key #: 1289.994) – Rezone from A-2 to A-2 & R-6 (PUBLIC HEARING 3/6/23)

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

- D.** (4) NJ LD-2300231 Diane Krokowski - 5715 S. Sunny Slope Road (Tax Key #: 1289.994) – 2-Lot Certified Survey Map.

MOTION: Motion to Approve

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

- E.** (1) GK/NJ UA-2300419 Dan Romnek with Mandel Group – 1750 S. Moorland Road (Tax Key #'s: 1158-990, 1158-991-001, 1158-993, 1158-991, & a portion of 1158-992) – Use, Site and Architectural approval for a mixed use conceptual neighborhood development plan.

Discussion only, no action taken.

- F.** KH DCD1-2202121 Zoning Code Updates (PUBLIC HEARING 3/6/23)

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

- G.** (3) & (6) KH PK-2300318 Park Design – Approval of selected consultant for the design of Buena Park and Maple Ridge Park

MOTION: Motion to Approve

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

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 8:16 PM

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Biller
Motion Passed 5-0

*Respectfully Submitted,
Megan Godshall, Deputy City Clerk*