



Plan Commission MEETING MINUTES

August 14, 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. KH DCD1-2301206 Floodplain Amendments (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:

- Judy Dimmick, 12426 Meadow Lane
- John Dimmick, 12426 Meadow Lane

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. There were none.

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 06:30 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 Rafel, Alderperson Stribl, Commissioner McGrath, Mayor Ament

Excused: None

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

5. APPROVAL OF MINUTES

A. July 10, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner McGrath
Motion Passed 7-0

6. PLAN COMMISSION SECRETARY'S REPORT

No report

7. CONTINUED 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. Tabled 7/10/23)

MOTION: Motion to take item from table

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

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Anderson
Motion Passed 7-0

8. NEW BUSINESS

A. KH DCD1-2301206 Floodplain Amendments (Public Hearing 6:00 PM)

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Schulpilus
Motion Passed 7-0

B. (1) GK/NJ CP-2300808 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 AND 2030 Comprehensive Plan Updates. (Public Hearing 7/10/23)

MOTION: Motion to Approve

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

- C. (1) GK/NJ 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) - Rezone from I-1 and C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2. (Public Hearing 7/10/23)

MOTION: Motion to Approve

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

- D. (1) GK/NJ LD-2300812 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) - 4-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passed 7-0

- E. (4) KW UA-2301370 Matt Anderson with Matty's Bar and Grille, Inc. - 14460 W. College Avenue (Tax Key #: 1292-995-001) - Use, Site, and Architectural approval for a 4,375 square foot banquet and event building.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Felda
Motion Passed 7-0

- F. (4) KH SP-2301340 Ryan Janssen - 5715 S. Sunny Slope Road - Theofila Estates Subdivision Concept

No action taken, this item is for discussion only.

- G. (3) GK LD-2301367 Scott Funk - 1710 S. Craftsman Drive (Tax Key #'s: 1174-066 & 1174-987-001) - 2-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Rafel
Second by: Alderperson Stribl
Motion Passed 6-0, with Commissioner Anderson Abstaining

- H. (1) GK/NJ UA-2301359 - Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC) - 1401 S. Moorland Road (Tax Key #: 1161-995-001) - Use, Site and Architectural approval for a conceptual commercial development plan (3 multi-tenant retail buildings at the SW corner of Greenfield Avenue and Moorland Road).

No action taken, this item is for discussion only.

9. COMMUNICATIONS

None

10. ADJOURN

MOTION: Motion to Adjourn

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

*Respectfully Submitted,
Megan Godshall, Deputy City Clerk*