Plan Commission
MEETING MINUTES

January 8, 2024 - 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. (1) GK/NJ RZ-2300810 Dan Romnek on behalf of Mandel Group - 1750 S. Moorland Road (includes Tax Keys #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) - Public Hearing and Plan Commission recommend to Common Council adoption of Planned Unit Development Ordinance # 2688 to amend Ordinance # 2679 that approves the rezoning from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD.

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

Mayor Ament asked if there were any questions for clarification. There were none.

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 06:13 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: Commissioner Schulpius, 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, City Attorney Mark Blum, Deputy City Clerk Megan Godshall

5. APPROVAL OF MINUTES

A. November 6, 2023 Meeting Minutes

MOTION: Motion to Approve

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

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. NEW BUSINESS

A. (2) KH UA-2301943 McCON Building Corporation - 14855 W. National Avenue - Culver's Site Improvements

MOTION: Motion to Table

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

B. Discussion and possible action to recommend to Common Council approval of (4) KH SP-2302092 Ryan's Buying LLC - 5751 S. Sunny Slope Road - Adoption of a resolution approving the Theofila Estates Preliminary Plat.

MOTION: Motion to Approve

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

C. Discussion and possible action to recommend to Common Council approval of (1) GK/NJ RZ-2300810 Dan Romnek on behalf of Mandel Group - 1750 S. Moorland Road (includes Tax Keys #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) - Adoption of Planned Unit Development Ordinance # 2688 to amend Ordinance # 2679 that approves the rezoning from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD.

MOTION: Motion to Approve

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

8. CONTINUED BUSINESS

A. (1) GK/NJ UA-2301691 Dan Romnek with Mandel Group – 1640 S. Moorland Road– Use, Site and Architectural approval for a multi-family residential development.

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

9. PENDING

A. (1) NJ RZ-2301727 Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC - 1401 S. Moorland Road (Tax Key # 1161995-001) - Rezone from B-1/PUD & C-2 to B-2/PUD & C-2. (PUBLIC HEARING 10/2/2023)

No discussion and no action

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:41 PM

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

Respectfully Submitted,
Megan Godshall, Deputy City Clerk