



Plan Commission MEETING MINUTES

June 3, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Please note: Minutes are unofficial until approved at the next scheduled meeting.

MINUTES

1. PUBLIC HEARING(S)

- A. (7) KW CU-2400701 Elite Exteriors - 17400 W. National Avenue (Tax Key - 1236.998.002) - Conditional Use Permit for Elite Exteriors to construct an office/service commercial building. (Public Hearing 6:00 PM)
Kelly Wall introduced the Public Hearing Item to the Plan Commission.

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 meeting to order at 6:09PM and led the Pledge of Allegiance

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Community Relations Specialist Joelle Erickson took the roll call as follows:

Present: Commissioner Schulpus, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Commissioner McGrath, Mayor Ament

Excused: Alderperson Joseph Stribl

Staff Present: DCD Director Greg Kessler, City Attorney Mark Blum, Deputy Director of Community Development Nikki Jones, Principal Planner Kristen Hogan, Principal Planner Kelly Wall, Community Relations Specialist Joelle Erickson

5. APPROVAL OF MINUTES

- A. May 6, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passes 6-0

6. PLAN COMMISSION SECRETARY'S REPORT

No Report

7. CONTINUED BUSINESS

- A.** (2) NJ UA-2202320 Tsunami Express Car Wash (formerly SilverStar Carwash) – 15301 W. Coffee Road – Use, Site and Architectural Approval for a car wash - Request to amend the approved architecture - only change is to modify the red architectural metal panel to a blue architectural metal panel. (Approved 4/13/23)
MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpilus
Motion Passes 6-0
- B.** (2) KH UA-2301943 McCON Building Corporation - 14855 W. National Avenue - Culver's Site Improvements
MOTION: Motion to Approve Item With Waiver

VOTE: Motion by: Mayor Ament
Second by: Commissioner Schulpilus
Motion Passes 6-0

8. NEW BUSINESS

- A.** (7) KW CU-2400701 Elite Exteriors - 17400 W. National Avenue (Tax Key - 1236.998.002) - Conditional Use Permit for Elite Exteriors to construct an office/service commercial building. (Public Hearing 6:00 PM)
MOTION: Motion to Approve With Waiver

VOTE: Motion by: Commissioner Schulpilus
Second by: Commissioner Rafel
Motion Passes 5-1
- B.** (4) KW SG-2400704 Bauer Sign and Lighting on behalf of Brunch Berry - 4900 S. Moorland Road (Tax Key: 1254.996.007) - Request for two sign waivers for Brunch Berry.
MOTION: Motion to Deny

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
Motion Passes 6-0
- C.** (3) NJ UA-2400303 – Charles Bleck with Bleck & Bleck Architects on behalf of UPI – 2180 S. Springdale Road (Tax Key #: 1175.995.001) – Use, Site and Architecture Approval to construct an 8,400 sq. ft. building.
MOTION: Motion to Approve Item

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner McGrath
Motion Passes 6-0
- D.** Discussion and possible action to recommend to Common Council approval of (1) KH CP-2400415 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and adoption of Resolution 2024-10 and Ordinance 2694 to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10). (Public Hearing 5/6/2024)
MOTION: Motion to Approve

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Schulpilus
Motion Passes 6-0
- E.** Discussion and possible action to recommend to Common Council approval of (1) KH RZ-2400416 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) and adoption of Ordinance 2695 that approves the rezoning. (Public Hearing 5/6/2024)
MOTION: Motion to Approve

VOTE: Motion by: Commissioner Schulpilus

Second by: Commissioner Rafel
Motion Passes 6-0

- F. Discussion and possible action to recommend to Common Council approval of (1) KH LD-2400417 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) - 2-lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Anderson
Motion Passes 6-0

- G. Discussion and possible action to recommend to Common Council approval of (5) NJ RZ-2202317 Austin Workman with Workman Enterprises LLC - 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) and adoption of Ordinance 2692 that approves the rezoning from C-1 and C-2 to M-1. (Public Hearing 5/6/2024)

MOTION: Motion to Approve

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Schulpus
Motion Passes 6-0

- H. (5) NJ UA-2400449 Austin Workman with Workman Enterprises LLC - 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) - Use, Site and Architecture to construct a 2,500 sq. ft. office building and outdoor storage areas.

MOTION: Motion to Approve With Waiver Required and Removing 6A Condition

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpus
Motion Passes 6-0

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)

MOTION: Motion to Withdraw Item as Requested

VOTE: Motion by: Mayor Ament
Second by: Commissioner Schulpus
Motion Passes 6-0

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:46PM

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Anderson
Motion Passes 6-0

*Respectfully Submitted,
Joelle Erickson, Community Relations Specialist*