



Plan Commission MEETING MINUTES

July 15, 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)

None

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:02PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Joelle Erickson took the roll call as follows:

Present: Commissioner Schulpius, Commissioner Anderson, Commissioner Rafel, Commissioner McGrath, Mayor Ament

Excused: Commissioner Brian Felda, Alderman Joseph Stribl

Staff Present: DCD Director Greg Kessler, City Attorney Mark Blum, Principal Planner Kelly Wall, Community Relations Specialist Joelle Erickson

5. APPROVAL OF MINUTES

A. June 3, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Schulpius
Motion Passes 5-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED 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 - Request for site modifications, release of the Cross Access Easement, and amendment to CSM No. 12233 (Approved 5/8/2023)

MOTION: Motion to Deny

VOTE: Motion by: Commissioner Anderson
Second by: Mayor Ament
Motion Passes 5-0

8. NEW BUSINESS

- A.** (5) NJ LD-2400261 City of New Berlin - 15321 W. National Avenue (Tax Key #: 1207.965.003) - Discussion and possible action to recommend to Common Council approval of 2-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
Motion Passes 5-0

- B.** (5) NJ LD-2401009 Daniel Meier with Lynch & Associates on behalf of Debra Bitz - 4310 S. Moorland Road (Tax Key #: 1243.997) - Discussion and possible action to recommend to Common Council approval of 2-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passes 5-0

- C.** (3) KW SG-2401328 Lemberg Electric on behalf of Veit - 18600 W. Lincoln Avenue (Tax Key #: 1167.994.001) - Request for two sign waivers for Veit.

MOTION: Motion to Deny

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passes 5-0

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:27PM

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner McGrath
Motion Passes 5-0

*Respectfully Submitted,
Joelle Erickson, Community Relations Specialist*