



Plan Commission MEETING MINUTES

October 7, 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 CP-2401974 & RZ-2401975 Sherri Meyer on behalf of Holy Apostles Congregation - 15856 W. National Avenue (Tax Key #: 1212-993) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-002) - Request to amend the Future Land Use Map within the City's Comprehensive Plan from Suburban Commercial Institutional and rezone from B-2 to I-1. (Joint Public Hearing 6:00 PM)

Nikki Jones introduced the Public Hearing Item to the Plan Commission.

Mayor Ament asked if there were any questions for clarification. Travis Gensch (3746 S. 159th Street) was inquiring as to the impact of the surrounding homes. City Attorney Blum shared that the meeting was for informational purposes and no action was to be taken on the item at the meeting.

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.

Public Hearing was closed at 6:11PM.

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:13PM 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 Anderson, Commissioner Rafel, Alderperson Stribl, Commissioner McGrath, Mayor Ament

Excused: Commissioner Brian Felda

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

5. APPROVAL OF MINUTES

- A.** August 19, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner McGrath

Second by: Commissioner Rafel
Motion Passes 5-0*

*Commissioner Anderson abstained from voting as he was not in attendance at the August 19, 2024 Plan Commission meeting.

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

- A.** (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) - Request to amend the approved architecture - Use, Site and Architecture to construct a 4,896 sq. ft. office building and outdoor storage areas. (Approved 6/3/2024)

MOTION: Motion to Approve as Presented with Waiver

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpus
Motion Passes 6-0

8. NEW BUSINESS

- A.** (3) KH UA-2402027 Stephen Adamczyk with Adamczyk Heating - 16551 W. Greenfield Avenue (Tax Key #: 1162.153) - Use, Site and Architecture approval for Adamczyk Heating.

MOTION: Motion to Approve As Presented

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

- B.** (1) GK/NJ UA-2402003 Nicholas Wimmer on behalf of Wimmer Communities – 1640 S. Moorland Road – Use, Site and Architectural approval for a mixed use conceptual neighborhood development plan that includes approximately 19,600 sq. ft. of retail development and approximately 361 residential units developed as ‘*The Conservancy*’, a market rate apartment community featuring a clubhouse and pool as well as many other amenities.

Mark Wimmer presented the Plan Commission with information pertaining to construction at 1640 S. Moorland Road. Conceptual review for discussion only. No action was taken.

9. PENDING

None

10. COMMUNICATIONS

- A.** Memo RE: 2025 Plan Commission Meeting Dates

11. ADJOURN

MOTION: Motion to Adjourn at 7:19PM

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Rafel
Motion Passes 6-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist