Plan Commission
MEETING MINUTES

February 3, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)
None

2. PRIVILEGE OF THE FLOOR
Each speaker is limited to 3 minutes. The session will conclude at 6:30 PM.
Mayor Ament read the rules for Privilege of the Floor and asked if there was anyone in attendance that wanted to take part in Privilege of the Floor.

- Charlie Maris, 16690 College Avenue, spoke in opposition of an item on the Plan Commission Agenda.
- Heidi Szczupakiewicz, 16560 W. College Avenue, spoke in opposition of an item on the Plan Commission Agenda.
- Joe Russ, 16800 W. Shadow Lane, spoke in opposition of an item on the Plan Commission Agenda.
- Alderman Ken Harenda, 19400 W. Vista Drive, replied to a previous comment of an item on the Plan Commission Agenda.
- Mary Heibel, 20160 W. National Avenue, spoke in opposition of an item on the Plan Commission Agenda.

Rajesha Gupta - 6163 S. Grouse Hollow Court, sent an email in favor of an item on the Plan Commission Agenda, Edward Dobernig - 6130 S. Karrington Lane, sent an email in opposition of an item on the Plan Commission Agenda, Lisa Brott - 5540 S. Andrae Drive, sent an email in opposition of an item on the Plan Commission Agenda, Michael ODonnell - 6180 S. Preston Lane, Ann Szeflinski - 5860 Fox Haven Court, submitted a comment in favor of an item on the Plan Commission Agenda, Alderman Joe Stribl - 15195 W. Harmony Drive, sent an email in opposition of an item on the Plan Commission Agenda. All emails were forwarded to the Mayor, Plan Commissioners and the City Attorney.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE
Mayor Ament called the meeting to order at 6:16PM 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 Felda, Commissioner Anderson, Commissioner Rafel, Mayor Ament
Excused: Commissioner Scott Schulpius, Alderperson Joseph Stribl, Commissioner Brian McGrath

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

Joelle Erickson confirmed that a quorum was present and that the meeting was properly posted in compliance with open meetings law.

5. APPROVAL OF MINUTES

A. January 8, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Anderson
Motion Passes 4-0

B. January 13, 2025 Special Plan Commission Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Anderson
Motion Passes 4-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

A. (7) NJ LD-2402664 Rick Hillmann with Mead & Hunt on behalf of Tim & Kristine Seymour - 17445 W. Observatory Dr. (Tax Key #: 1233993011) - Discussion and possible action to recommend to Common Council approval of a 2-Lot Certified Survey Map.

Deputy Director of Community Development, Nikki Jones, provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve As Presented

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
Motion Passes 4-0

B. (2) KH UA-2402791 Rob Sterr with Anderson Ashton on behalf of Crosswind Preserve LLC - 14300 W. National Avenue - Use, Site and Architectural Approval for a 14,043 sq. ft. building.

Principal Planner Kristen Hogan provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve As Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passes 4-0

C. (4) KH UA-2402318 Katie Skelton with Continental Properties - 6151 S. Moorland Road - Conceptual Use, Site and Architectural for a neighborhood plan review for a 332 residential unit multi-family community.

Continental Properties provided a presentation to the Plan Commission. No action was taken; this item is for discussion only.

D. KH DCD1-2500054 Zoning Code Updates

Principal Planner Kristen Hogan gave a brief update to the Commission. No action was taken. Item will be on the March 3, 2025 Plan Commission Agenda for a Public Hearing and possible action.

E. Discussion and possible action to recommend to the Common Council the approval of the application by Ryan's Buying LLC for the final plat of the Theofila Estates Subdivision located at 5751 S. Sunny Slope Road, along with the settlement agreement between the parties, subject to the terms of said settlement agreement as well as the conditions set forth in the staff report.

City Attorney, Mark Blum, provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
Motion Passes 4-0

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 7:28PM

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passes 4-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist