

Plan Commission MEETING MINUTES



July 15, 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.

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:03 PM 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, Alderperson Stribl, Mayor Ament

Excused: Commissioner Brian Felda, Commissioner Robert Rafel, Commissioner Meg Gardner

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

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

5. APPROVAL OF MINUTES

A. June 2, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Anderson
Motion Passes 4-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

A. Discussion and possible action to recommend to Common Council approval of (4) KW CP-2500617 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key

#: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) and adoption of Resolution 2025-12 and Ordinance 2709 to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10) from Residential Estate to Suburban Commercial with PUD Overlay. (Public Hearing 6/2/2025)

MOTION: Motion to Approve As Presented

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

- B.** Discussion and possible action to recommend to Common Council approval of (4) KW RZ-2500618 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) and adoption of Ordinance 2710 that approves the rezoning from B-2 and R-3 to B-2/PUD. (Public Hearing 6/2/2025)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 4-0

- C.** Discussion and possible action to recommend to Common Council approval of (4) KW LD-2500926 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) - 1-Lot Certified Survey Map.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Alderman Stribl
Motion Passes 4-0

- D.** (4) KW UA-2500927 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002)- Use, Site, and Architecture Approval to convert the existing house and barn into an event venue.

MOTION: Motion to Approve As Presented

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Anderson
Motion Passes 4-0

- E.** (5) KH SG-2500799 Jaina Westphal with Lemberg Electric - 15545 W. National Avenue - Sign waiver request for additional signage at Chase Bank.

MOTION: Motion to DENY the item

VOTE: Motion by: Mayor Ament
Second by: Alderman Stribl
Motion Passes to DENY 4-0

The item was denied based on staff recommendation listed in the staff report.

- F.** (4) NJ LD-2500890 Todd Battle with Zilber Property Group - 5400 S. Westridge Drive (Tax Key #'s: **1260990009 & 1260990010**) Discussion and possible action to recommend to Common Council approval of a 1-Lot Certified Survey Map.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 4-0

- G.** (5) NJ UA-2500894 Allison Spindler with Nice Bite Ice Cream - 15375 W. National Avenue (Tax Key #: 1207.965.006) - Use, Site, and Architecture Approval to construct an ice cream parlor with outdoor seating and event space.

MOTION: Motion to Approve as Presented

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

- H.** KH DCD1-2501043 Zoning Code Updates

Review and discussion only, no action.

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:16 PM

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 4-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist