



Plan Commission MEETING MINUTES

August 13, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

A. KH DCD1-2501043 Zoning Code Updates

Kristen Hogan 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 were questions and/or comments for Plan Commissioners. There were none.

B. (7) KH RZ-2501137 John Jewell - Tax Key #: 1213.9964 (northeast of the intersection at Coffee Road and Woelfel Road) - Rezone from A-1 to R-1/R-2

Kristen Hogan 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 were questions and/or comments for Plan Commissioners. There were none.

2. PRIVILEGE OF THE FLOOR

Each speaker is limited to 3 minutes. The session will conclude at 6:30 PM.

Mayor Ament asked if there was anyone who wanted to address the Plan Commission. Comments were given by:

- Ashley Ziebell, 1881 4-Mile Road, Grand Rapids - MI, with Progressive Companies on behalf of Christian Brothers Automotive

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:14 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, Commissioner Rafel, Alderperson Stribl, Mayor Ament, Commissioner Gardner

Excused: Commissioner Brian Felda

Staff Present: City Attorney Mark Blum, Principal Planner Kelly Wall, Principal Planner Kristen Hogan, Deputy Director of Community Development Nikki Jones, Director of Community Development Greg Kessler, 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. July 15, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

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

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

A. (1) KH UA-2501052 LaMacchia Group on behalf of TruStone Financial Credit Union - 12800 W. National Ave - Use, Site and Architecture Approval for a 3,400 sq. ft. building

MOTION: Motion to Approve as Presented

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

B. (4) NJ Discussion and possible action to recommend to Common Council approval of LD-2501018 Tamara Cooper - 5810 S. Racine Avenue (Tax Key #: 1277.987) & Tax Key #: 1277.987.001- 2-Lot Certified Survey Map - lot line adjustment.

MOTION: Motion to Approve as Presented

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

C. (1) GK/NJ UA-2500541 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #: 1158.989.001, 1158.989.002 & 1158.989.003) - Use, Site and Architecture Approval to construct a neighborhood development consistent with PUD Ordinance #2701, The Conservancy Neighborhood Development Plan.

MOTION: Motion to Approve as Presented

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

- D.** (7) KW Discussion and possible action to recommend to Common Council approval of LD-2501123 John Horning with Shorewest Realtors - 3885 S. Moorland Road (Tax Key #: 1212.983.001) and 3875 S. Moorland Road (Tax Key #: 1212.984.001) - 1-Lot Certified Survey Map.

MOTION: Motion to Approve as Presented

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

- E.** (7) KW UA-2501124 John Horning with Shorewest Realtors - 3885 S. Moorland Road (Tax Key #: 1212.983.001) and 3875 S. Moorland Road (Tax Key #: 1212.984.001) - Use, Site and Architecture Approval to construct a new office building for Shorewest Realtors.

MOTION: Motion to Approve as Presented

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

- F.** (5) KW UA-2501125 LaToya Moten with Christian Brothers Automotive - 15260 W. Beloit Road (Tax Key #: 1254.996) - Use, Site and Architecture Approval to construct an automotive service center.

MOTION: Motion to Approve as Presented

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

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:29 PM

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

**Respectfully Submitted,
Joelle Erickson, Community Relations Specialist**