



Plan Commission MEETING MINUTES

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

MINUTES

1. PUBLIC HEARING(S)

- A. (7) NJ CU-2501911 Michelle Stafford with Stafford Chiropractic - 16646 W. National Avenue (Tax Key #: 1238.999.005) - Stafford Chiropractic to re-occupy a portion of the existing space in the building. (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.
There were none.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing.
Cindy Miller, 3201 S. 146th Street, spoke in favor

Mayor Ament asked if there was anyone wishing to speak in opposition to the public hearing.
There were none.

Mayor Ament asked if there were questions and/or comments from 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.

Paul Butler, from Bauer Sign & Lighting, 2500 N. 170th St., on behalf of Hoover Elementary, gave information pertaining to an item on the Plan Commission agenda.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission to order at 06:13 PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy City Clerk Megan Godshall took the roll call as follows:

Present: Commissioner Schulpilus, Commissioner Felda, Commissioner Rafel, Mayor Ament, Commissioner Gardner

Excused: Commissioner Theodore Anderson, Alderperson Joseph Stribl

Staff Present: DCD Director Greg Kessler, DCD Deputy Director Nikki Jones, City Attorney Mark Blum, Deputy City Clerk Megan Godshall

The Deputy City Clerk confirmed that a quorum was present and that the meeting was properly posted in compliance with open meetings law.

5. APPROVAL OF MINUTES

A. 10/6/2025 Meeting Minutes

MOTION: Motion to approve

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Gardner
Motion Passed 5-0

6. PLAN COMMISSION SECRETARY'S REPORT

No report

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

- A.** (3) NJ RZ-2501502 Theodore Balistreri with PLM - 21040 W. Lincoln Avenue (Tax Key #: 1176.993) - Rezone from B-2 & C-2 to M-1 & C-2. (Public Hearing 10/6/2025)

MOTION: Motion to approve

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
Motion Passed 5-0

- B.** (7) NJ CU-2501911 Michelle Stafford with Stafford Chiropractic - 16646 W. National Avenue (Tax Key #: 1238.999.005) - Stafford Chiropractic to re-occupy a portion of the existing space in the building. (Public Hearing 6:00 PM)

MOTION: Motion to approve

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

- C.** (6) NJ SG-2501927 Nick Beyersdorff with Bauer Sign & Lighting - 14000 W Euclid Avenue (Tax Key #: 1201.998.001) - Hoover Elementary School - Sign Waiver Request.

MOTION: Motion to deny waiver #1 based on the information in the staff report

VOTE: Motion by: Mayor Ament
Second by: Commissioner Rafel
Motion Passed 5-0

MOTION: Motion to deny waiver #2 based on the information in the staff report

VOTE: Motion by: Mayor Ament
Second by: Commissioner Schulpius
Motion Passed 5-0

9. PENDING

None

10. COMMUNICATIONS

A. 2026 Plan Commission Meeting Dates

11. ADJOURN

MOTION: Motion to adjourn at 6:24 PM

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Rafel
Motion Passed 5-0

**Respectfully Submitted,
Megan Godshall, Deputy City Clerk**