

# Plan Commission MEETING MINUTES



February 2, 2026 - 6:00 PM  
Council Chambers  
3805 S. Casper Drive

## MINUTES

### 1. PRIVILEGE OF THE FLOOR

No one spoke at Privilege of the Floor

### 2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 06:07 PM and led the Pledge of Allegiance.

### 3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

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

**Present:** Commissioner Schulpius, Commissioner Felda, Mayor Ament, Commissioner Gardner, Mayor Dave Ament

**Excused:** Commissioner Theodore Anderson

**Absent:** Commissioner Rafel, Alderman Stribl

**Staff Present:** City Attorney Mark Blum, DCD Director Greg Kessler, DCD Deputy Director Nikki Jones, Principal Planner Kelly Wall, 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.

### 4. APPROVAL OF MINUTES

#### A. January 7, 2026 Meeting Minutes

**MOTION:** Motion to approve

**VOTE:** Motion by: Commissioner Schulpius  
Second by: Commissioner Gardner  
Motion Passed 4-0

### 5. NEW BUSINESS

- #### A.
- Discussion and possible recommendation to the Common Council approval of (7) KW RZ-2502434 Dianne Keller – 3820 S. Woelfel Road (Tax Key #: 1216.999.003) and adoption of Ordinance 2716 that approves the rezoning from A-1 & C-1 to A-2, R-1/R-2 & C-1.

**MOTION:** Motion to approve

**VOTE:** Motion by: Commissioner Schulpus  
Second by: Commissioner Felda  
Motion Passed 4-0

- B.** Discussion and possible action to recommend to Common Council approval of (7) KW LD-2502436 Dianne Keller - 3820. S. Woelfel Rd (Tax Key #: 1216.991.003) - 3-Lot Certified Survey Map.

**MOTION:** Motion to approve

**VOTE:** Motion by: Commissioner Schulpus  
Second by: Commissioner Gardner  
Motion Passed 4-0

- C.** Discussion and possible action to recommend to Common Council approval of (3) NJ LD-2502502 John Spitz with Western Contractors Inc. - 2445 S. 179th Street (Tax Key #: 1185.990) & 2345 S. 179<sup>th</sup> Street (Tax Key #'s: 1185.994 & 1185.991) - 1-Lot Certified Survey Map.

**MOTION:** Motion to approve

**VOTE:** Motion by: Commissioner Felda  
Second by: Commissioner Schulpus  
Motion Passed 4-0

**6. PENDING**

- A.** (3) KH CU-2502137 Welcome East Side LLC – 17200 W. Cleveland Avenue – Conditional Use Permit to reoccupy the existing building for a gas station and convenience store, and the construction of an 891 square foot addition. (Public Hearing 12/8/25)

Item not discussed

**7. ADJOURN**

**MOTION:** Motion to adjourn at 6:11 PM

**VOTE:** Motion by: Commissioner Schulpus  
Second by: Commissioner Gardner  
Motion Passed 4-0

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