



# Plan Commission MEETING MINUTES

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May 4, 2026 - 6:00 PM  
Council Chambers  
3805 S. Casper Drive

## MINUTES

### 1. PUBLIC HEARING(S)

- A.** (4) NJ CU-2600296 Nick Petit with Tierwiler Construction & Supply Co. on behalf of WisDot - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel) - Conditional Use for a Temporary Mobile Concrete Batch Plant (PUBLIC HEARING 6:00 PM)

Nikki Jones introduced the Public Hearing item to the Plan Commission.

Alderman Joseph Stribl asked if there were any questions for clarification.

- There were none

Alderman Joseph Stribl asked if there was anyone wishing to speak in favor of the public hearing item.

- There were none

Alderman Joseph Stribl asked if there was anyone wishing to speak in opposition of the public hearing item.

- There were none

Alderman Joseph Stribl asked if there were questions and/or comments from the Plan Commissioners.

- There were none

- B.** Discussion and possible action to recommend to Common Council approval of (3) NJ RZ-2600594 John Spitz with Western Contractors Inc. - 2445 S. 179th Street (Tax Key #: 1185.990), 2345 S. 179th Street (Tax Key #: 1185.994) & Tax Key #: 1185.991 - Rezone from M-1/SPO, C-1 & C-2 to M-1/SPO & C-2 to remove the C-1 Zoning. (Public Hearing 6:01 PM)

Nikki Jones introduced the Public Hearing item to the Plan Commission.

Alderman Joseph Stribl asked if there were any questions for clarification.

- There were none

Alderman Joseph Stribl asked if there was anyone wishing to speak in favor of the public hearing item.

- There were none

Alderman Joseph Stribl asked if there was anyone wishing to speak in opposition of the public hearing item.

- There were none

Alderman Joesph Stribl asked if there were questions and/or comments from the Plan Commissioners.

- There were none

City Clerk, Rubina Medina, stated one resident sent a letter in opposition of the public hearing item.

## **2. PRIVILEGE OF THE FLOOR**

*Each speaker will be limited to three (3) minutes. The Privilege of the Floor session shall not exceed a total of thirty (30) minutes.*

None

## **3. CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Jospeh Stribl called the meeting to order at 6:11pm and led the Pledge of Allegiance.

## **4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**

City Clerk Rubina R. Medina took the roll call as follows:

Present: Commissioner Schulpius, Commissioner Felda, Commissioner Rafel, Alderperson Stribl, Commissioner Erdmann

Excused: Commissioner Theodore Anderson, Mayor Dave Ament

Staff Present: Director of Community Development Greg Kessler, Deputy Director Nikki Jones, Principal Planner Kelly Wall, Principal Planner Kristen Hogan, City Attorney Mark Blum, City Clerk Rubina R. Medina, DCD Office Assistant Kailyn Jackowick

The 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. 02/02/2026 Meeting Minutes**

**MOTION:** Motion to Approve

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

**6. PLAN COMMISSION SECRETARY'S REPORT**

None

**7. CONTINUED BUSINESS**

None

**8. NEW BUSINESS**

- A.** Discussion and possible recommendation to the Common Council to approve (4) KW LD-2600547 Allan Ryan Bassett - 19540 W. Highland Drive (Tax Key #: 1277.001.001) - 1-Lot Certified Survey Map.

**MOTION:** Motion to Approve

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

- B.** (4) NJ CU-2600296 Nick Petit with Tierwiler Construction & Supply Co. on behalf of WisDot - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel) - Conditional Use for a Temporary Mobile Concrete Batch Plant (PUBLIC HEARING 6:00 PM)

**MOTION:** Motion to Approve

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

- C.** Discussion and possible recommendation to the Common Council to approve (3) NJ LD-2600333 Ken Kroeger with NBG LLC - 19470 W. Lincoln Avenue (Tax Key #: 1172.997.001 & 19400 W. Lincoln Avenue (Tax Key # 1172.997.002) - 1-Lot Certified Survey Map.

**MOTION:** Motion to Approve

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

- D.** (4) KW UA-2600340 Josh Obert with Walters Buildings on behalf of Workman Enterprise - 20203 W. Lawnsdale Road (Tax Key #: 1266.995) - Use, Site, and Architecture for a new 11,520 square foot agricultural building.

**MOTION:** Motion to Approve

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

- E.** (7) KH SP-2600056 John Jewell with JJED Holdings LLC - Five Fields at Historic Coffee Road - Concept Subdivision Review.

Discussion only, no action taken.

- F.** (1) KH SG-2600480 La Macchia Group on behalf of Trustone Financial Credit Union - 12800 W. National Avenue - Monument Sign Waiver Requests

**MOTION:** Motion to Deny both sign waivers based on comments made by staff in the staff report and consistency with past practices.

**VOTE:** Motion by: Alderperson Stribl  
Second by: Commissioner Schulpius  
Motion Passed 5-0

- G.** Discussion and possible action to recommend to Common Council approval of (3) NJ RZ-2600594 John Spitz with Western Contractors Inc. - 2445 S. 179th Street (Tax Key #: 1185.990), 2345 S. 179th Street (Tax Key #: 1185.994) & Tax Key #: 1185.991 - Rezone from M-1/SPO, C-1 & C-2 to M-1/SPO & C-2 to remove the C-1 Zoning. (Public Hearing 6:01 PM)

**MOTION:** Motion to Approve

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

- H.** (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)

**MOTION:** Motion to Approve, inclusive of conditions set forth in the staff report.

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

**9. PENDING**

No items

**10. COMMUNICATIONS**

No items

**11. ADJOURN**

**MOTION:** Motion to Adjourn at 6:34pm

**VOTE:** Motion by: Commissioner Erdmann  
Second by: Commissioner Felda  
Motion Passed 5-0