

CITY OF GLENDALE COMMON COUNCIL

Meeting Minutes

July 11, 2022

Regular meeting of the Common Council of the City of Glendale held in City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin and via Zoom conference call.

The meeting was called to order by Mayor Bryan Kennedy at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Ald. Tomika Vukovic, Jim Daugherty, John Gelhard, Phillip Bailey, Steve Schmelzling, and JoAnn Shaw. Absent: None.

Other Officials Present: Karl Warwick, City Administrator; Nathan Bayer, City Attorney; Mark Ferguson, Police Chief; John Fellows, Director of Community Development; and Megan Humitz, City Clerk.

PLEDGE OF ALLEGIANCE.

The members of the Common Council, City staff, and all those present pledged allegiance to the flag of the United States of America.

OPEN MEETING NOTICE.

City Administrator Warwick advised that in accordance with the Open Meeting Law, the local news media was advised on Thursday, July 7, 2022, of the date of this meeting; that the Agenda was posted on the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the Agenda were made available to the general public in the Municipal Building and the Police Department; and those persons who requested, were sent copies of the Agenda.

PUBLIC COMMENT.

Glendale resident Randal Ripp, 420 W Acacia Road had questions for Mayor Kennedy regarding the previous Common Council meeting item on the Bayside library agreement. Mr. Ripp expressed confusion regarding the Mayor's statement concerning buildout expense money for the library, and the level of community responsibility for those expenses. Mayor Kennedy clarified the contract has been signed which connects the communities together in the library agreement, and each community pays according to a formula. The City of Glendale is responsible for 49% of the library expenses, as is the current agreement. In the event of future capital expenses, the City of Glendale would be responsible for 49% of those expenses. However, all communities would be called upon to come up with funds for capital expenses and none of the communities have budgeted for those expenses, which is why there has been a large fundraising effort to ensure all communities will not need to contribute towards capital expenditure. In the past, when the participating communities have been asked to contribute towards capital expenses, at least one community has been unable to pay, which has led to the library not having funding and it is likely that would continue going forward if capital expenses were required. Mr. Ripp added he reached out to Representative Moore's office to thank her for the support towards the library and was informed that the request for funding was decreased from \$5 million to \$500,000. Mayor Kennedy stated he was unaware of this change, however the impetus of the fundraising was never behind the federal government funds and therefore this is not a dealbreaker. The majority of funds is anticipated to come from private fundraising efforts, but the government funding would have provided a nice endowment. Mayor Kennedy will be following up with President Walney regarding this update.

CONSENT AGENDA.

I. File No.

Approval of Accounts Payable and Denial of Claim – Matthew Herr.

Motion by Ald. Shaw, seconded by Ald. Vukovic, for Approval of Accounts Payable and Denial of Claim – Matthew Herr was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

NEW BUSINESS.

II. File No.

Discussion and consideration of scheduling a public hearing for a change of zoning for a gas station and convenience store from B-1 “H2” Business and Commercial District to PD Planned Unit Development at 7575 N Port Washington Road at the request of Spring North Corp / Jason Singh, land use classification Planned Mixed Use, Tax Key Number 097-8000-000. – Schedule Public Hearing at Plan Commission.

John Fellows, Director of Community Development, stated a request from Spring North Corp/ Jason Singh (prospective owners) and Joachim Peter and Karlin Peter (current owners) was submitted to rezone the property at 7575 N Port Washington Road from B1 “H2” to PD Planned Development District for a convenience store and gas station. The current use is a gas station. Under the B-1 “H-2” gas stations and convenience stores are not allowed, and expansion of a non-conforming use is prohibited. The applicant has met with staff multiple times to discuss the site design, building design and other elements of redevelopment. Provided were partial plans for a general development plan approval. The process for the Planned Development District includes three steps. Step one includes a map amendment and general development plan approval. Step two is the approval of a specific development plan, and step three is the approval of a development agreement with recording. The Plan Commission and staff recommends City Council consider the submitted application and consider directing staff to schedule a public hearing for the earliest available City Council meeting for a rezoning from B-1 “H2” Business and Commercial District to Planned Unit Development for a gas station and convenience store.

Motion by Ald. Gelhard, seconded by Ald. Daugherty, to direct staff to schedule a public hearing for the earliest available City Council meeting for a rezoning from B-1 “H2” Business and Commercial District to Planned Unit Development for a gas station and convenience store at 7575 N Port Washington Road at the request of Spring North Corp/Jason Singh, Tax Key Number 097-8000-000, was approved. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: Ald. None. Abstain: None.

COMMISSION, COMMITTEE, BOARD, AND STAFF REPORTS.

There were several updates from Council members, on the activities of the various Commissions, Committees and Boards on which they serve as a Member and Administrator update.

ADJOURNMENT.

There being no further business, motion was made by Ald. Daugherty, seconded by Ald. Shaw, to adjourn the meeting. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried and adjournment of the Common Council was ordered at 6:13 p.m., until Monday, July 25, 2022, at 6:00 p.m.

Megan Humitz
City Clerk