

CITY OF GLENDALE COMMON COUNCIL

Meeting Minutes

August 22, 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 Council President John Gelhard at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Ald. Tomika Vukovic, John Gelhard, Phillip Bailey, Steve Schmelzling, and JoAnn Shaw. Absent: Ald. Jim Daugherty.

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, August 18, 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.

No public comment.

CONSENT AGENDA.

I. File No.

Adoption of Minutes from Meetings held on August 8, 2022, Approval of Monthly Reports, and Confirmation of Appointment of Traci Storey to the Plan Commission.

Motion by Ald. Vukovic seconded by Ald. Bailey, to Adopt Minutes from the Meeting held on August 8, 2022, Approval of Monthly Reports, and Confirmation of Appointment of Traci Storey to the Plan Commission was approved. Ayes: Ald. Vukovic, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: Ald. Daugherty. Abstain: None. Motion carried.

NEW BUSINESS.

II. File No.

Review and Approval: Fall Newsletter

Administrator Warwick stated the City publishes the newsletter three times a year. This is the Fall issue. Once approved, the newsletter will be printed and mailed to Glendale businesses and residents. In addition, the newsletter will be posted on the City's website and additional copies will be available for pickup at City Hall.

Motion by Ald. Shaw, seconded by Ald. Schmelzling, to approve the content of the 2022 Fall Newsletter as presented. Ayes: Ald. Vukovic, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: Ald. Daugherty. Abstain: None. Motion carried.

III. File No.

Public Hearing and Discussion and Consideration: Rezoning 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.

Community Development Director John Fellows stated a request was submitted by Spring North Corp/ Jason Singh (prospective owners) and Joachim Peter and Karlin Peter (current owners) to rezone the property 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. Attached are partial plans for a general development plan approval. The Plan Commission and staff recommends Council consider approving the application, subject so submission and approval of a Specific Development Plan approval and Development Agreement being approved and executed with fifteen items being addressed during the Specific Development Plan process.

Ald. Gelhard opened the public hearing. Ald. Gelhard called three times for anyone on the Zoom call or in the Council chambers that wished to speak for public comment. Hearing no public comment, Ald. Schmelzling made the motion to close the public hearing, seconded by Ald. Vukovic. Ayes: Ald. Vukovic, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: Ald. Daugherty. Abstain: None. Motion carried.

Motion by Ald. Vukovic, seconded by Ald. Bailey, to grant approval of a rezoning 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 subject to submission and approval of a Specific Development Plan approval and Development Agreement being approved and executed with the fifteen listed items being addressed during the Specific Development Plan process. Ayes: Ald. Vukovic, Daugherty, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: None. Abstain: None. Motion carried.

Motion by Ald. Vukovic, seconded by Ald. Bailey, to approve the Ordinance to Rezone 7575 North Port Washington Road (Tax Parcel 097-8000-000) from B-1 “H2” Business and Commercial District to PD Planned Unit Development District. Ayes: Ald. Vukovic, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: Ald. Daugherty. Abstain: None. Motion carried.

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 an Administrator update.

ADJOURNMENT.

There being no further business, motion was made by Ald. Bailey, seconded by Ald. Schmelzling, to adjourn the meeting. Ayes: Ald. Vukovic, Gelhard, Bailey, Schmelzling, and Shaw. Noes: None. Absent: Ald. Daugherty. Abstain: None. Motion carried and adjournment of the Common Council was ordered at 6:20 p.m., until Monday, September 12, 2022, at 6:00 p.m.

Megan Humitz
City Clerk