

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 10, 2023**

Mayor Bukiewicz called the meeting to order at 6:00 PM. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Commissioner Carrillo and Commissioner Oldani were excused. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

Minutes of the September 26, 2023, meeting

Commissioner Siefert moved to approve the minutes of the September 26, 2023, meeting. Alderman Guzikowski seconded. On roll call: all others voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS
ULTIMATE NINJAS CHICAGO, LLC DBA ULTIMATE NINJAS MILWAUKEE
400 W. BELL CT.
TAX KEY NO. 828-9024-000**

Senior Planner Papelbon provided an overview of the draft conditions and restrictions for a Conditional Use Permit for an indoor health/athletic/recreation facility within a portion of the existing multitenant industrial building on the property at 400 W. Bell Ct. (see staff report for details).

Commissioner Siefert asked if the business would operate seven (7) days a week. Senior Planner Papelbon confirmed that is correct. Senior Planner Papelbon explained that the applicant did not specify that they will not be open on any particular day, and are anticipating parties on the weekends. The applicant is anticipating maybe 20 people to be in the gym from 5:30 am to 1:30 pm with up to four (4) employees.

Assistant Fire Chief Havey explained that this proposal was presented previously, and the Fire Department had discussions with the applicant. Modifications to the suppression system is the only acknowledgment to ensure the Code compliance is relevant to the occupancy type.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for an indoor health/athletic/recreation facility on the property at 400 W. Bell Ct.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS
WORLD OUTREACH BIBLE AND TRAINING CENTER & MOTHER'S HEART LEARNING
CENTER
6912 S. 27TH STREET
TAX KEY NO. 737-9026-000**

Senior Planner Papelbon provided an overview of the draft conditions and restrictions for an amendment to the existing Conditional Use Permit for a proposed private school and daycare facility within a portion of the existing institutional building on the property at 6912 S. 27th St. (see staff report for details).

Commissioner Hanna referenced the highlighted portion on page two (2) of four (4), and inquired about the overlap in hours of operation. Senior Planner Papelbon stated Ordinance 2851 is specifically for the religious institution, and this will be in addition to that use. Staff are not requesting to change anything for the religious institution itself; the day \care and school are only using a portion of the facility, so they could also have religious institution operations at the same time as the school or daycare operations.

Commissioner Hanna asked if there are enough parking stalls for both the employees and parents during the religious services and the private school and daycare. Senior Planner Papelbon stated that staff does not have specifics for the religious institution, but the existing site has over 400 parking stalls because it was designed for a movie theater. Movie theater usage has more turnover and does require a lot more in terms of parking. Staff do not have any concerns about the number of parking stalls on the site to fulfill the needs of this particular use plus the religious institution.

Commissioner Hanna asked if the playground will be secured so it will be safe with the circulation of traffic. Senior Planner Papelbon stated that it will need to be reviewed at the time it is proposed.

Alderman Loreck moved to recommend that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit Amendment to allow a private school and daycare facility on the property at 6912 S. 27th St.

Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

CANCELLATION OF MEETING

Commissioner Siepert moved that the Plan Commission cancel the December 26, 2023 meeting. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

Alderman Loreck moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:20 PM.

ATTEST:



Kari Papelbon, Plan Commission Secretary

10-24-23

Date