

**Village of Somers
Plan Commission Minutes
March 13, 2017**

Present: Chairman, George Stoner, Commissioners, James Smith, Robin Wamboldt, Don Boxx and Paul Aiello. Excused Commissioner, John Lichter and Bob Lee. Also Present, William Morris, Administrator, Luke Godshall, Planner, and Administrative Assistant Ann Brumback.

1. **Call to order:** Chairman Stoner Called the meeting to order at 5:30 pm.
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand for the Pledge of Allegiance.
3. **Approve minutes of 12-12-16 meeting:** Commissioner Boxx made the motion to approve the minutes of 12-12-16, the motion was seconded by Commissioner Smith. Motion carried 5 – 0.
4. **Correspondence:** Letter from RCG Ventures giving permission to Pavilion Development Company to act as authorized agents for the Bridgestone/Firestone project.
5. **Citizen Comments:** None
6. **Action on request by RCG-Somers LLC, 2211 York Rd., Suite 222, Oak Brook, IL 60523 (Owner), Katherine Kaczynski, VJS Construction Services, W233 N2847 Roundy Circle West, Pewaukee, WI 53072 (Agent), for site plan review & exterior fenestration on Tax Parcel #82-4-222-271-0308, NE ¼ Section 27, T2 N, R22 E, Village of Somers. For informational purposes only, this property is located at the southwest corner of the intersection of 31st St. and STH 31 (Green Bay Rd).**

Chairman Stoner read the request for Action on request by RCG-Somers LLC into the meeting and asked for a motion. Commissioner Boxx made the motion to approve and was seconded by Commissioner Smith. Chairman Stoner then called for discussion and introduced Katie Kaczynski, agent to answer any questions. None of the Commissioners had any questions or comments. Luke Godshall, spoke on behalf of staff stating that everything in the site plan meets all requirements. Chairman Stoner then asked about the irrigation system and verified that this would be on a separate meter. Chairman Stoner also noted that the storm sewer would be shared with another property owner. Katie Kaczynski agreed with both of these items.

Mr. Morris asked the maker of the motion to include the implementation of the purchase of the property, signing of the Developers Agreement with the Village, and all fees, permits would be paid at the time the permits were issued. Katie Kaczynski stated that should happen very quickly by mid-April at the latest.

Chairman Stoner then called for a vote. Motion carried 5 – 0.

7. **Action on request by RCG-SOMERS LLC (Owner), Betsy Knox, RCG Ventures, LLC (Agent) for approval of an amendment to the final plat of Somers Market Center Subdivision via an “Affidavit of Correction” (dated November 1, 2016 and drafted by Theodore E. Morrill, PLS of McClure Engineering Associates, Inc.) to re-locate the existing 24’ access easement along the north property line of Lot 9. Part of the Northeast Quarter of Section 27, Township 2 North, Range 22 East, Village of Somers. For informational purposes only this parcel is located at the southwest corner of the intersection of 31st St. and STH 31 (Green Bay Rd.).**

Chairman Stoner read the action on request by RCG-Somers LLC, into the record and asked for a motion. Commissioner Boxx made the motion to approve, Commissioner Smith seconded the motion. Discussion followed by stating that this was a correction to the original site plan for Somers Market Center with the correction allowing access to the site and the building.

Chairman Stoner Called for a vote. Motion carried 5 – 0.

8. **Public hearing & action on request by RRZ LLC, 970 Green Bay Rd., Kenosha, WI 53144 (Owner), Scot Smet, SJ Smet Properties LLC, 3300 93rd St., Pleasant Prairie, WI 53158 (Agent), for a Conditional Use Permit for a contractor's business in the B-5 Wholesale Trade and Warehousing Dist. on Tax Parcel #82-4-222-162-0050 located in the NW 1/4 of Section 16, T2N, R22E, 8100 12th PL, Village of Somers.**

Chairman Stoner read the request for the Public Hearing into the record and asked if anyone wished to speak. No one responded and Chairman Stoner closed the Public Hearing and called for a motion. Commissioner Boxx made the motion to table the item for 30 days, because they were just given a copy of the Conditional Use Permit listing all the conditions that Mr. Smet would have to sign and a Quit Claim Deed and wanted time to review. Commissioner Smith seconded the motion. Chairman Stoner called for a vote. Motion carried 5-0.

Chairman Stoner called for a motion to remove items 9 & 10 from the table and send back to staff. Chairman Stoner stated the developer was approached by another person interested in purchasing the property and the property next door. Chairman Boxx made the motion to remove from the table and send back to staff, Chairman Aiello seconded the motion. Chairman Stoner Called for a vote. Motion carried 5-0.

9. **Tabled: Public Hearing on Proposed Comprehensive Plan Amendment, Meghasaagar LLC, 4622 15th St., Kenosha, WI 53144 (Owner), Kyle Kennedy, 4622 15th St., Kenosha, WI 53144 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Mixed Use" to "Medium-Density Residential" on Tax Parcel #83-4-223-074-0556 located in the SE ¼ of Section 7, T2N, R23E, Village of Somers.**
10. **Tabled: Action on request by Meghasaagar LLC, 4622 15th St., Kenosha, WI 53144 (Owner), Kyle Kennedy, 4622 15th St., Kenosha, WI 53144 (Agent), for rezoning from B-3 Highway Business Dist. to R-8 Urban 2-Family Residential Dist. on Tax Parcel #83-4-223-074-0556 located in the SE ¼ of Section 7, T2N, R23E, Village of Somers.**
9. **Adjourn: 9.** Commissioner Boxx made the motion to adjourn, Commissioner Smith seconded the motion. Motion carried 5 – 0. Meeting was adjourned approximately 5:52 pm.

**These minutes are not official until approved by the Plan Commission.
Submitted by Ann Brumback, Administrative.**