

**Village of Somers
Plan Commission Minutes
May 8, 2017**

Present: Chairman, George Stoner, Commissioners, James Smith, Robin Wamboldt, Bob Lee, Don Boxx, and Paul Aiello. Excused Commissioner, John Lichter. Also Present, Trustee's Jack Aupperle, Joe Cardinali, Gregg Sinnen, and Karl Ostby, William Morris, Administrator, Jeffrey Davison, Village Attorney, Luke Godshall, Planner, and Administrative Assistant Ann Brumback.

1. **Call to order:** Chairman Stoner Called the meeting to order at 5:38 pm.
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand for the Pledge of Allegiance.
3. **Approve minutes of 4-10-17 meeting:** Commissioner Boxx made the motion to approve the minutes of 4-10-17, the motion was seconded by Commissioner Smith. Motion carried 6 – 0.

Chairman Stoner made the announcement that the A.W. Oaks postponed their project until the June 12, 2017 meeting at this time, therefore no discussion on those agenda items would take place.

4. **Correspondence:** Chairman Stoner informed citizens that we received correspondence regarding tonights agenda items would be made available at the front desk for a fee.

Correspondence was received from the following people:

- a) Letter from Robert G. Clark regarding the Proposed Construction of a Mosque.
- b) Email from Greg Collins of Condon O'Connell & Kosch, LLC and Jim Zemezouak, with Jazee Investments, LLC regarding the Development by Dan Oaks
- c) Letter from Kathleen Basquez, regarding the Development by Dan Oaks

5. **Citizen Comments:** Chairman Stoner asked anyone in the audience to hold their comments until the agenda item letting everyone know they could speak under the Public Hearing for that item on the agenda to avoid repetition. Also at this time Mr. Stoner again made the announcement that the A.W. Oaks postponed their project until the June 12, 2017 meeting. therefore no discussion on those agenda items would take place. Chairman Stoner then asked if anyone wanted to speak about anything other than the agenda items, no one responded and he closed Citizens Comments.
6. **Public Hearing & action on proposed Comprehensive Plan Amendment: Islamic Society of Southeastern Wisconsin, PO Box 731, Somers, WI 53171 (Owner), Timothy J. Geraghty, 6301 Green Bay Road, Kenosha, WI 53142 (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 " General Agricultural and Open Land" to "Governmental and Institutional" on Tax Parcel 82-4-222-053-0104 located in Section 5, T2N, R22E, Village of Somers.**

Chairman Stoner read the request into the meeting and asked if anyone wanted to speak, the following people spoke:

1. Robert Clarke, 6300 44th St. #125 – opposed
2. Timothy Geraghty, 1428 40th Court, Representative for the Islamic Center, supports
3. Mary Magdalhn Moser, 2106 73rd St. – opposed
4. Mike Skalinsky, 1415 97th Ave – opposed

5. Kevin Mathewson, 3121 72nd Ave - Oaks project and was called out of order.
6. Ben Harbach, 900 100th Avenue – opposed
7. Dan Bailey, 341 100th Avenue – opposed
8. Alan Ferber, 11021 7th Street – opposed
9. Keith Ulicki, 330 100th Avenue – opposed
10. Emily Bruss, 890 100th Avenue – opposed
11. Darlene Simms, 9610 100th Avenue – opposed
12. Richard Budoule, 630 37th Avenue – opposed
13. Ron Neubauer, 305 100th Avenue – opposed
14. Mark Porcaro, 9711 7th Street – opposed
15. Deanna & Jeff Fisher, 401 100th Ave – opposed
16. Bob Strunk, 9885 7th St – opposed
17. Reverend Kathy Gloff, – Somers Community Church 12th Street – supports
18. Tom Green, 8311 12th Street - opposed
19. Randall Rossi, 18020 75th St., Bristol – opposed
20. Ron Grimes, 3145 72nd Ave, - neutral
21. Dave Leicht, 9215 1st Street – opposed
22. Jill Gillmore, 14700 104th Street – opposed
23. Mark Molinaro, 1011 12th Street – Explained Public Hearings, would support in another location
24. Ruth Jankewicz, 5532 18th Street, - Oaks project and was called out of order.
25. Gary Koser, 401 113th Ave – opposed
26. Doug Rothwell, 816 113th Ave - opposed
27. Sayed Ali, Board Member Islamic Center - Support
28. Ron Birchall, 1276 100th Avenue – opposed
29. Mohamad R., Surgen, Racine – supports
30. Naseer Farooque, 9502 74th Street, Islamic Center Board Member supports
31. Debra Dreger, 1540 47th Ave – opposed
32. Rifaquat Cheema, 1247 40th Ave, - Islamic Center Board Member supports
33. Laura Lindner, 11725 1st Street, - opposed
34. Trea Clarke, 6300 44th Street, - opposed

Chairman Stoner closed the Public Hearing at approximately 6:55pm.

Chairman Stoner then asked Attorney Davison's recommendation. Attorney Davison replied that do to zoning and financing issues he recommends the Plan Commission table and send back to staff at this time.

Commissioner Boxx Made the motion to table and send back to staff, motion was seconded by Commissioner Aiello. Motion Carried 6 - 0.

Item 7 could not be read or acted do to item 6 being sent back to staff.

Items 8, 9, 10 were postponed by request of the petitioner.

7. **Public Hearing & action on request by Islamic Society of Southeastern Wisconsin, PO Box 731, Somers, WI 53171 (Owner), Timothy J. Geraghty, 6301 Green Bay Road, Kenosha, WI 53142 (Agent), for rezoning from A-2 General Agricultural Dist. to I-1 Institutional Dist., on Tax Parcel 82-4-222-053-0104 located in Section 5, T2N, R22E, Village of Somers.**
8. **Public Hearing & action on request by Gerald G Smith, Smith Revocable Trust, 7150 18th St., Kenosha, WI 53144 (Owner), Dan Oakes, 2000 Oakes Road, Racine, WI 53406 (Agent), for 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 "Commercial",**

“Other Conservancy Land to be Preserved” & “SEC” to “Industrial”, “Other Conservancy Land to be Preserved” & “SEC” on Tax Parcel 82-4-222-153-0350 located in the SW ¼ of Section 15, T2N, R22E, Village of Somers.

- 9. Public Hearing & action on request by Gerald G Smith, Smith Revocable Trust, 7150 18th St., Kenosha, WI 53144 (Owner), Dan Oakes, 2000 Oakes Road, Racine, WI 53406 (Agent), for a rezoning from "A-2 General Agricultural Dist." & "C-1 Lowland Resource Conservancy Dist." to "M-2 Heavy Manufacturing Dist." & "C-1 Lowland Resource Conservancy Dist." on Tax Parcel 82-4-222-153-0350 located in the SW ¼ of Section 15, T2N, R22E, Village of Somers.**
- 10. Public Hearing & action on request by Gerald G Smith, Smith Revocable Trust, 7150 18th St., Kenosha, WI 53144 (Owner), Dan Oakes, 2000 Oakes Road, Racine, WI 53406 (Agent), for a Conditional Use Permit for a construction contractor's business with outside storage & manufacturing in the M-2 Heavy Manufacturing Dist. on Tax Parcel 82-4-222-153-0350 located in the SW ¼ of Section 15, T2N, R22E, Village of Somers.**
- 11. Adjourn:** Commissioner Boxx made the motion to adjourn, Commissioner Smith seconded the motion. Motion carried 6 – 0. Meeting was adjourned approximately 7:00 pm.

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