

**Village Plan Commission Minutes  
May 14, 2018**

**Present: Chairman George Stoner, Commissioners, Michael DeLuca, James Smith, Robin Wamboldt and Paul Aiello was about 5 minutes late. Absent was Commissioners Bob Lee and Don Boxx. Also Present, William Morris, Administrator, Jason Peters, Assistant Administrator, Gregg Sinnen, Village Trustee, Luke Godshall, Planner and Ann Brumback, Administrative Assistant.**

1. **Call to order:** Chairman Stoner called the meeting to order at 5:31p.m.
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand for the Pledge of Allegiance.
3. **Approve minutes of 4-9-18 meeting:** Commissioner DeLuca made the motion to approve the minutes of 4-9-18, the motion was seconded by Commissioner Wamboldt. Motion carried 4 – 0.
4. **Correspondence:** None
5. **Citizen Comments:**
6. **Public hearing & action on request by RCG-SOMERS LLC, 3060 Peachtree Rd NW, Suite 400, Atlanta, GA 30305 (Owner); SR Mills (President, Bear Development, LLC), 4011 80th St., Kenosha, WI 53142 (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" to "High-Density Residential" on Tax Parcels #82-4-222-271-0304 & 82-4-222-271-0305, located in the NE 1/4 of Section 27, T2N, R22E, Village of Somers.**

Chairman Stoner read the request for the Public Hearing into the meeting and asked if anyone wanted to speak.

John Hotvedt, introduced himself and Nick Orthmann from Bear development and summarized the project as Phase II of Somers Market Square Apartments and offered to answer any questions that might come up.

Chairman Stoner then asked two more time if anyone else wanted to speak. With no one wanting to speak he closed the Public Hearing.

Chairman Stoner then read the request for Action on the Land Use Amendment Plan and called for a motion. Commissioner Deluca made the motion to approve and Commissioner Aiello seconded the motion.

Chairman Stoner then asked staff for Recommendation. Mr. Morris stated that Provisions in the Comprehensive Plan Amendment would allow such changes to the long term plan that does not expire until 2035 to be made. Mr. Morris also said that staff fully supports the project but would like the Commission to add to the motion with full implementation of a Developers Agreement.

Chairman Stoner then asked Commissioner Deluca if he would amend his motion. Commissioner Deluca then amended his motion to approve with adding full implementation of Developers Agreement. Motion was seconded by Commissioner Aiello. Motion Carried 5-0.

**Village Plan Commission Minutes**

**May 14, 2018**

**Page 2**

7. **Public hearing & action on request by RCG-SOMERS LLC, 3060 Peachtree Rd NW, Suite 400, Atlanta, GA 30305 & Market Square Apartments LLC, 4011 80<sup>th</sup> St., Kenosha, WI 53142 (Owners), SR Mills (President, Bear Development, LLC), 4011 80th St., Kenosha, WI 53142 (Agent), request rezoning from B-4 Planned Business Dist. w/ a PUD Planned Unit Development Overlay Dist. to R-11 Multiple-Family Residential Dist. on Tax Parcels 82-4-222-271-0304 & 82-4-222-271-0305, and PUD Planned Unit Development Overlay Dist. on Tax Parcels 82-4-222-271-0304, 82-4-222-271-0305 and 82-4-222-271-0303, located in the NE 1/4 of Section 27, T2N, R22E, Village of Somers.**

Chairman Stoner read the request for the Public Hearing on the above Rezone and P.U.D. and asked if anyone wished to speak. After the third time of asking if anyone wished to speak with no reply Chairman Stoner then Closed the Public Hearing.

Chairman Stoner then read the request for Acton on the Rezone and P.U.D. into the minutes and called for a motion. Commissioner DeLuca made the motion to approve the Rezone and P.U.D. request with full implementation of the Developers Agreement, motion was seconded by commissioner Aiello.

Chairman Stoner then asked staff for recommendation. Mr. Morris said that this project was Phase II of Somers Market Square Apartments and recommends approval. Chairman Stoner then asked Luke Godshall for comments and recommendations. Luke mentioned the Drawings dated April 5, 2018 with the new access point and asked if this was additional or correct. Mr. Morris stated that this is a new access point and was put in to close the one that was straddling the lot lines, and is now as shown on drawings.

With no other questions Chairman Stoner called for a vote, Motion Carried 5-0.

8. **Adjourn:** Chairman Stoner called for a motion to adjourn. Commissioner Aiello made the motion to adjourn and was seconded by Commissioner DeLuca. Motion Carried 5-0. Meeting was adjourned approximately 5:47pm.

**These minutes are not official until approved by the Plan Commission.**

**Submitted by Ann Brumback, Administrative Assistant.**