

**Plan Commission Minutes**  
**October 8, 2018**

**Present: Chairman George Stoner, Commissioners, Robin Wamboldt, Ron Grimes, and Paul Aiello and Don Boxx. Excused were Commissioners, Michael DeLuca and Bob Lee. Also Present, Jason Peters, Assistant Administrator, Jackie Nelson, Trustee, Gregg Sinnen Trustee, and Ann Brumback, Administrative Assistant.**

1. **Call to order:** Chairman Stoner called the meeting to order at 5:33pm.
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand and lead the Pledge of Allegiance.
3. **Approve minutes of 09-10-18 meeting:** Commissioner Box made the motion to approve and Commissioner Aiello seconded the motion. Motion carried 5 – 0.
4. **Correspondence:** None
5. **Citizen Comments:** None
6. **Action on request from Berwick Properties, Inc., 4015 80<sup>th</sup> Street (Owner), SR Mills, Bear Development, LLC (Agent), for Conceptual Approval for Willow Creek Residential Project, proposing a mix of 41 single family lots & 312 apartments on Parcel Nos. 82-4-222-151-0560, 82-4-222-151-0563 & 82-4-222-151-0561 located in the NE ¼ of Section 15, T2N, R22E, CTH “E” & Green Bay Road, Village of Somers:**

Chairman Stoner read the request for action the Conceptual Plan into the minutes. Commissioner Boxx made the motion to approve and Commissioner Grimes seconded the motion.

Chairman Stoner then led the discussion with SR Mills and Nick Orthmann agents for Berwick Properties with the following items:

- Entrance on the North / South Road will continue all the way through to 31<sup>st</sup> Street.
- Retention Ponds increased in size and possible opened to the public as well as home owners. George has also referred Dave Giordano, with Root-Pike-Win to possible help with the project getting grant money for the retention ponds. SR Mills has been in contact with Mr. Giordano and hopes to get grant money.
- Lot size – with downsizing the lots the Village would like to see more brick on the homes and apartments.
- Basements and attached garages
- Easement in back of the homes and apartments for utilities, the Village does not want to see the utility boxes in the front lots. Mr. Stoner offered his assistance to Mr. Mills with WE Energies.

Also discussed was the density of the apartments, parking, and overall design of homes, storm water, and time frame to start project and finish the project.

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

7. **Adjourn:** Commissioner Boxx made the motion to adjourn, Commissioner Grimes Seconded the motion. Motion Carried 5 – 0.

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