



**Plan Commission Minutes  
November 12, 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, William Morris, Village Administrator, Jason Peters, Assistant Administrator, Luke Godshall, Village Planner, and Ann Brumback, Administrative Assistant.**

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 10-08-18 meeting:** Commissioner Boxx made the motion to approve, Commissioner Aiello seconded the motion. Motion passed 5 – 0.
4. **Correspondence:** None
5. **Citizen Comments:** None
6. **Action on request by Thomas P. & Carol A. Green (Owner) for approval of a Certified Survey Map (dated revised 9/27/18 by Jeffrey K. Rampart of J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers. For informational purposes only this parcel is located on the south side of 12th Street (CTH E), approximately 1500 feet east of its intersection with CTH H (88th Avenue).**

Chairman Stoner read the Action on request into the meeting and asked for a motion. Commissioner Boxx made the motion to approve, Commissioner Aiello seconded the motion. Chairman Stoner then opened the item for discussion. Chairman Stoner then stated that he went to the site and explained that it meets all the requirements. Then the Chairman Stoner asked Luke Godshall if he had any comments. Luke replied that on the CSM the shed is straddling the dividing lot line and needs to be removed before being approved. Motion should be revised to state this. Commissioner Boxx revised his motion to approve to remove the shed from the lot line and to meet all Village and County setbacks. Commissioner Aiello seconded the motion. Motion passed 5 – 0.

7. **Action on request by RCG-Somers LLC, 2211 York Rd., Suite 222, Oak Brook, IL 60523 (Owner), Fredric S Jacques, Market Lane, Somers LLC, 230 Ohio Street, Suite 200, Oshkosh, WI 54902 (agent), for approval of a Certified Survey Map (dated October 15, 2018 by John P. Konopacki of Pinnacle Engineering Group) to reconfigure Lot 13 and the southernmost 158.15' of Lot 12 of Somers Market Center subdivision into one (1) 1.37-acre Lot and one (1) 1.33-acre Lot from part of Tax Parcel #82-4-222-271-0312 & all of Tax Parcel #82-4-222-271-0313, Part of the Northeast Quarter of Section 27, Township 2 North, Range 22 East, Village of Somers.**

Chairman Stoner read the request for Action into the meeting and opened the item for discussion.

Commissioner Boxx made the motion to approve, Commissioner Grimes Seconded the motion. Chairman Stoner then opened the item up for discussion. Chairman Stoner then stated this was to creating the lots in Somers Market Square with a Public Hearing regarding the development next. With no further questions Chairman Stoner called for a vote. Motion passed 5 – 0.

8. **Public Hearing & action on request by RCG-Somers LLC, 2211 York Rd, Suite 222, Oak Brook, IL 60523 (Owner), Fredric S. Jacques Market Lane, Somers LLC, 230 Ohio Street, Suite 200, Oshkosh, WI 54902 (agent), requesting a Planned Unit Development Overlay (PUD) amendment to allow 9' x 18' parking stalls on part of Tax Parcel #s 82-4-222-271-0312 & 82-4-222-271-0313 (part of Lots 12 & 13 of Somers Market Center), located in the NE ¼ of Section 27, T2N, R22E, Village of Somers.**

Chairman Stoner asked if anyone wished to speak, with no one wanting to speak Chairman Stoner Closed the Public Hearing and asked for a motion. Commissioner Boxx made the motion to approve and Commissioner Grimes seconded the motion. Chairman Stoner then started the discussion by asking for the Villages current requirements on parking spaces. Mr. Morris and Mr. Godshall replied 10' x 20' and the plan show 9' x 18'. Chairman Stoner then asked if we had a problem reducing the parking stalls to 9' x 18' and Mr. Morris replied that everyone has gone to these standards in parking lots, and had no problem with that. With no other comments or questions from Commissioners Chairman Stoner then called for a vote. Motion passed 5 – 0.

9. **Public hearing & action on request by RCG-Somers LLC, 2211 York Rd., Suite 222, Oak Brook, IL 60523 (Owner), Fredric S. Jacques Market Lane, Somers LLC, 230 Ohio Street, Suite 200, Oshkosh, WI 54902 (agent), requesting a Conditional Use Permit for outside dining in the B-4 Planned Business Dist. on part of Tax Parcel #s 82-4-222-271-0312 & 82-4-222-271-0313 (part of Lots 12 & 13 of Somers Market Center), located in the NE ¼ of Section 27, T2N, R22E, Village of Somers.**

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

Robert Smuda, 806 16<sup>th</sup> Place asked if there was an address of where this development was going. Chairman Stoner, replied in Front of Walmart, where Burger King is currently, Verizon will be going up and this will be the lot south of Verizon.

Mr. Morris then asked the Chairman Stoner for permission to speak and asked where the outside dining would take place along with hours and lighting.

Commissioner Boxx made motion to include approval with hours of operation for the outside dining and the lighting, Commissioner Aiello seconded the motion.

Chairman Stoner, opened the meeting to comments and questions from the Commission. Chairman Stoner then stated that we will not be creating any more lots and was also asking how sewer and water connections would take place because of the lot line adjustment. Mark Seidl, with Pinnacle Engineering stood and answered the questions.

Further discussion followed including Implemented developers agreement, sewer/water easements, shared cross access with stop sign, parking building materials.

Chairman Stoner, asked Mr. Godshall if he had any questions or comments. Mr. Godshall spoke of State setbacks from Green Bay Rd must be 30' and this will effect a retaining wall and a monument

sign shown on the current plans. Adam Stein, Architect, with Logic Design took note of this and would make changes to the site, implementing the 30' State required setbacks.

Commissioner Boxx revised his motion to include the Developers Agreement, Lot Line Adjustment must follow the Verizon Lot Line Adjustment, and attachment of remnant lot to lot 14 per agreements with R.C.G. Commissioner Grimes, seconded the motion. Motion Passed 5 – 0.

10. **Action on request by RCG-Somers LLC, 2211 York Rd., Suite 222, Oak Brook, IL 60523 (Owner), Fredric S Jacques, Market Lane, Somers LLC, 230 Ohio Street, Suite 200, Oshkosh, WI 54902 (agent), for site plan review, exterior fenestration and monument sign review on part of Tax Parcel #s 82-4-222-271-0312 & 82-4-222-271-0313 (part of Lots 12 & 13 of Somers Market Center), located in the NE ¼ of Section 27, T2N, R22E, Village of Somers.**

Chairman Stoner read the request for action into the meeting and called for a motion. Commissioner Boxx made the motion to approve, Commissioner Grimes seconded the motion. Discussion followed including Implemented developers agreement, sewer/water easements, shared cross access with stop sign, parking building materials.

Commissioner Boxx made the motion to include the Developers Agreement, Lot Line Adjustment must follow the Verizon Lot Line Adjustment, and attachment of remnant lot to lot 14 per agreements with R.C.G. Commissioner Aiello, seconded the motion. Chairman Stoner then opened the item for discussion.

No one had any further questions or comments. Chairman Stoner then called for a vote, Motion Passed 5 – 0.

11. **Adjourn:** Chairman Stoner called for a motion to adjourn. Commissioner Aiello, made the motion to adjourn, Commissioner Boxx seconded the motion. Motion passed 5 – 0.

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