



**Plan Commission Minutes
January 07, 2019**

Present: Chairman George Stoner, Commissioners, Robin Wamboldt, Ron Grimes, Don Boxx and Bob Lee, Excused was Commissioner Paul Aiello. Also present, were Trustee, Gregg Sinnen, 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 12-10-18 meeting:** Commissioner Boxx made the motion to approve, Commissioner Lee seconded the motion. Motion passed 5 – 0.
4. **Correspondence:** None
5. **Citizen Comments:** Joyce Ade, 11814 12th Street – Asked about the park, if it would be monitored, and hours of operation regarding item No. 7
6. **Action on request by BILICY LLC, 4017 7th Ave, Kenosha WI 53140 (Owner), William R Grady (Agent), for a Conditional Use Permit for outside storage of vehicles & equipment in the B-3 Highway Business Dist. on Tax Parcel # 83-4-223-052-0315, located in the NW ¼ of Section 5, T2N, R23E, Village of Somers.**

Chairman Stoner read the request for Action on request by Bilicy LLC into the meeting and asked for a motion. Commissioner Boxx made the motion to approve and was seconded by Commissioner Lee.

Chairman Stoner, asked Luke Godshall, Village Planner if everything met code and for his recommendations. Luke stated that everything meets code and that the property has been cleaned up and is a great improvement compared to the previous owner. Luke also recommends making the following as part of the conditions of approval, Fence Maintenance and all storage is inside fenced area

Further discussion followed with the Commissioners and Mr. Bill Grady, Agent including type of storage yard, condition of what is stored, stating no junk or junk vehicles, all must be Licensed and operable, no maintenance/repairs of vehicles on site, Emergency Vehicle's must have clear road way in case of emergency and continue to maintain the property. All Commissioners as well as Village Staff noted the improvement of the parcel over previous owner and want it to continue.

Conditions of Approval

- A. *All vehicles are licensed and operable*
- B. *Road worthy*
- C. *No Repairs or Maintenance of Vehicles*
- D. *Fence Maintenance*
- E. *Everything stored behind or inside Fenced Area*
- F. *Clear drive access lane for Emergency Vehicles*

Chairman Stoner called for a vote. Motion passed 5 – 0 with above conditions.

7. **Action on request by Yutka Properties LLC, 11880 12th Street, Kenosha, WI 53144 (Owner), Brett Yutka (Agent), for a Conditional Use Permit for a fence contractor's business with outside display & storage and a park in the M-1 Limited Manufacturing District on Tax Parcel #82-4-222-073-0220, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers.**

Chairman Stoner read the request for Action on request by Yutka Properties LLC into the meeting and called for a motion. Commissioner Boxx made the motion and was seconded by Commissioner Lee.

Brett Yutka, Agent explained the project to the Commission. Including a play area for the kids while the parents are discussing business, a dog park for customers who are traveling and need to let the dog out and run. Berms, display area, current lighting, camera. Discussion followed with the Commissioners asking if the play would be open to the public, if so what hours, will the areas be secured. After the discussion the following conditions were agreed upon:

Conditions of Approval

- a. *No drainage impact on adjacent properties*
- b. *Down lighting, no impact on State or County Highways*
- c. *Park only open during business hours*
- d. *Park area to be secured when business is closed*
- e. *Display area can be open 24 hours per day*
- f. *No permanent structure in Road-Right-Away – 65' from property line*

Chairman Stoner called for a vote, motion passed 5- 0 with above conditions.

8. **Adjourn:** Commissioner Boxx made the motion to adjourn, Commissioner Lee seconded the motion. Motion passed 5 – 0. Meeting was adjourned at 6:12.

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