

**Village of Somers
Plan Commission Minutes
June 12, 2017**

Present: Chairman, George Stoner, Commissioners, James Smith, Robin Wamboldt, Bob Lee, Paul Aiello and Michael DeLuca. Absent Commissioner Don Boxx. Also Present, Trustee's, Joe Cardinali, Gregg Sinnen, William Morris, Administrator, Luke Godshall, Planner, and Administrative Assistant Ann Brumback.

****Before Chairman Stoner called the meeting to order he announced that the Islamic Society of Southeastern Wisconsin and the A.W. Oaks projects will remain tabled.**

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 5-08-17 meeting:** Commissioner Smith made the motion to approve the minutes of 5-8-17, the motion was seconded by Commissioner Lee. Motion carried 6 – 0.
4. **Correspondence:** None
5. **Citizen Comments:** The following people spoke at the meeting:
 - Thomas Green, 8311 12th St, Kenosha, WI 53144 – was going to speak against the Islamic Center, refrained because it remained tabled.
 - Dave Kelly, 612 12th St, Kenosha, WI 53140 – against Service/Convenience Store
 - Mike Lampada, 1161 Sheridan Road, Kenosha, WI 53140 – against Service/Convenience Store
 - Ben Harbach, 900, 100th Ave, Kenosha, WI 53140-Islamic Center, refrained because it remained tabled.
 - Lisa Chilsen, 1173 Sheridan Rd, Kenosha, WI 53140-against Service /Convenience Store.
6. **Action on application for Sign Permit from Kwik Trip, Inc., 1626 Oak St., La Crosse, WI (owner) La Crosse Sign Company, 1450 Oak Forest Dr, Onalaska, WI, Agent, for signs at Kwik Trip #107, 5800 31st St (Green Bay Road), parcel 82-4-222-224-0504 (in front of Festival Foods)**

Chairman Stoner, read the request for action into the minutes and called for a motion to approve. Commissioner Aiello to approve and was seconded by Commissioner Lee.

Troy Meleziva, representative for Kwik Trip was present to answer any signs. Chairman Stoner asked Mr. Morris if staff had any comments or concerns. Mr. Morris stated that staff was happy with what they were presenting and it followed the original plan. Chairman Stoner then asked the Commissioners and Jim Smith questioned the amount of signage and name on the building. No one else and any questions and Chairman Stoner called for a vote. Motion Carried 6-0.
7. **Public Hearing & action on request from Ervin E Koser & Theresa Koser Joint Family Trust, 140 113th Ave, Sturtevant, WI 53177-9801; Gary S Koser, 401 113th Ave, Sturtevant, WI 53177; Oakdale Estates Inc, 11515 First St, Sturtevant, WI 53177-9801 (Owners), Gary S Koser, 401 113th Ave, Sturtevant, WI 53177 (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 "Farmland Protection", "General Agricultural and Open Land", "Secondary Environmental Corridor" and "Isolated Natural Resource Area" to "Farmland Protection", "General Agricultural and Open Land", "Suburban-Density Residential", "Secondary Environmental Corridor" and "Isolated Natural Resource Area", on Tax Parcels 82-4-222-062-0105, 82-4-222-062-0271 and 82-4-222-061-0255 located in Section 6, T2N, R22E, Village of Somers.

Chairman read the request into the meeting, opened the Public Hearing and asked if anyone wanted to speak. No one spoke. Chairman Stoner closed the Public Hearing and called for a motion. Commissioner Aiello made the motion to Approve the Comprehensive Plan Admendment. Commissioner Smith seconded the motion.

Chairman Stoner then called for discussion and asked Planner, Mr. Luke Godshall to speak. Mr. Godshall explained the project and why we needed to amend the Comprehensive Plan. Luke also the problem with the current plan with three (3) parcels put the proper zoning in place from A1 to A2 and C1 for the wetlands and R2 for Single Family Residential. Chairman Stoner then called for a vote. Motion Carried 6-0.

8. **Public Hearing & action on request from Ervin E Koser & Theresa Koser Joint Family Trust, 140 113th Ave, Sturtevant, WI 53177-9801; Gary S Koser, 401 113th Ave, Sturtevant, WI 53177; Oakdale Estates Inc, 11515 First St, Sturtevant, WI 53177-9801 (Owners), Gary S Koser, 401 113th Ave, Sturtevant, WI 53177 (Agent), for a rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. and R-12 Mobile Home/Manufactured Home Park-Subdivision Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcels 82-4-222-062-0105, 82-4-222-062-0271 and 82-4-222-061-0255 located in Section 6, T2N, R22E, Village of Somers.**

Chairman Stoner read the request into the meeting, opened the Public Hearing and asked if anyone wanted to speak. No one spoke and the Public Hearing was closed. Chairman Stoner then called for a motion. Commissioner Lee made the motion to approve, and Commissioner Aiello made the motion to approve.

Chairman Stoner then asked Mr. Godshall if this new parcel is where going to build the new house. Mr. Godshall responded that he had nothing to add and these were the correct Zoning Districts stated in the Agenda item. With no other discussion, Chairman Stoner then called for a vote. Motion carried 6-0.

9. **Action on request by Oakdale Estates Inc (Owner), for approval of a Certified Survey Map (dated 11-20-16 by Pete L. Bailey of American Surveying Company Inc.) to create one (1) 10.00-acre parcel from Tax Parcel 82-4-222-061-0255, Part of the Northeast Quarter of Section 6, Township 2 North, Range 22 East, Village of Somers. For informational purposes only this parcel is located on the south side of CTH KR (1st Street), approximately 2000 ft. east of Interstate 94.**

Chairman Stoner read the request for action into the meeting and called for a motion. Commissioner Lee made the motion to approve the Certified Survey Map. Commissioner Aiello seconded the motion.

Chairman Stoner then asked Mr. Godshall if this new parcel is where going to build the new house. Luke said it was and Chairman Stoner then brought up the concerns with the shared driveway for future purposed. Chairman Stoner asked Mr. Morris if there was a way to rectify the problem. Mr. Morris he would like the maker of the motion to include the following. Village Attorney would request that the Easement be put in a Recordable Format on the new parcel show the easement and that it would be recorded and remain with the land, in case the property was ever sold. Also we heard from the Department of Administration has asked for some corrections to the Certified Survey Map and there need to be addressed by the petitioner prior to signing. No other questions were asked.

Commissioner Lee and Aiello agreed with the recommendation to include the correction of the Easement in a Recordable Format, and the Certified Survey Map have the corrections made that were requested by the Department of Administration before signing. Chairman Stoner then called for a vote. Motion carried 6-0.

- 10. Action on request by RCG-Somers LLC, 2211 York Rd., Suite 222, Oak Brook, IL 60523 (Owner), Jason Daye, P.E., Excel Engineering Inc., 100 Camelot Drive, Fond du Lac, WI 54935 (Agent), for site plan review & exterior fenestration on Tax Parcel #82-4-222-271-0311, NE ¼ Section 27, T2 N, R22 E, Village of Somers. For informational purposes only, this property is located at the southwest corner of the intersection of 35th St. and STH 31 (Green Bay Rd).**

This item was overlooked and then moved to the last item on the agenda.

Chairman Stoner again apologized for missing the item, and read the request for action into the meeting. Chairman Stoner then called for a motion. Commissioner DeLuca made the motion to approve. Commissioner Smith seconded the motion.

Chairman Stoner then called for a discussion and asked if Mr. Godshall had any comments. Mr. Godshall replied that this out lot in Somers Market Center was within the zoning regulations and everything for the project was in place. Chairman Stoner then asked Mr. Morris if he had any concerns from staff. Mr. Morris replied that the Village Engineers asked for some changes in the plans and that they had been met. Chairman Stoner then asked if anyone else had questions and Mr. Smith questioned the signage on the building. Questions were answered by representatives for Burger King and Excel Engineering answered the questions. With no other questions Chairman Stoner called for a vote. Motion carried 6-0.

- 11. Tabled: 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. (Tabled & referred to Staff)**

Remained Tabled

- 12. Tabled: 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. (Tabled & referred to Staff)**

Remained Tabled

- 13. Postponed by Owner Request: 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.

Remained Tabled

- 14. Postponed by Owner Request: 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.**

Remained Tabled

- 15. Postponed by Owner Request: 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.**

Remained Tabled

- 16. Public Hearing & action on request by Meghasaagar LLC, 4622 15th St, Kenosha, WI 53144 (Owner), Eihab Atout, 2400 Ryan Road, Oak Creek, WI 53154 (Agent), requesting a Conditional Use Permit for a gasoline service station with convenience store in the B-3 Highway Business Dist. on Tax Parcel 83-4-223-074-0556 located in the SE ¼ of Section 7, T2N, R23E, Village of Somers. (CTH “E” & Sheridan Road)**

Chairman Stoner read the request by Meghasaagar LLC, and pended Public Hearing into the meeting and asked if anyone wanted to speak. No one spoke. Chairman Stoner closed the Public Hearing and called for a motion. Commissioner Lee made the motion to approve. No one seconded the motion. The motion failed for lack of second.

- 17. Adjourn:** Chairman Stoner Called for a motion. Commissioner DeLuca made the motion to adjourn, Commissioner Smith seconded the motion. Motion carried 6-0, Meeting adjourned at 6:15 pm.

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