

Plan Commission Minutes
May 12, 2014

Present: Chairman Ben Harbach, Commissioners Shirley Mandernack, Gordon Lake, John Donaubauer, John Lichter.
Excused: were Commissioners James Armes, Tom Nelson and Michael Boozer. Also, present: Town Administrator William Morris, Supervisors Judy Schantek, George Stoner, and Administrative Assistant, Ann Brumback.

1. **Call to order:** Chairman Harbach called the meeting to order at 6:30 pm.
2. **Pledge of Allegiance:** Chairman Harbach led the Pledge of Allegiance:
3. **Approval of minutes of previous meeting of April 7, 2014:** Commissioner Mandernack made the motion to approve, and seconded by Commissioner Lake Motion passed 5-0.
4. **Comments on Kenosha County Land Use Minutes:** None
5. **Correspondence:** None
6. **Citizen Comments:** No one wished to speak at this time.
7. **Action on a request by United Hospital System, 9308 8th Avenue, Kenosha, WI 53143 (Owner), for approval of Site Plan for a three story medical building on Tax Parcel Nos. 80-4-222-271-0319 & 80-4-222-271-0320, lots 19 & 20 in Somers Market Center, located in Prt NW ¼ & SW ¼ & Prt NE ¼ & Prt SE ¼ of NE ¼ of Sec 27 T2N R22E, Town of Somers, Kenosha County, WI.**

Chairman Harbach read the Request by United Hospital System, Mark Molinaro from Partners in Design represented United Hospital along with Peter Molter and Susan Ventura. Mr. Molinaro explained the project to the Commission as follows:

Lots 19 & 20 in Somers Market Center
East of the Detention Pond
Working with the Fire Chief, Public Works and Engineers
3 Story Brick Building
Used for Medical Services only
Schedule – core & shell by mid-July

Discussion followed.

Staff recommendation –Supports project and ask the Commission the only stipulation is to sign a developer's agreement with full implantation.

Chairman Harbach call for a motion. Motion to approve was made by Commissioner Lichter with full implantation of developers agreement, Seconded by Commissioner Mandernack.

Motion Carried 5-0.

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8. **Action on request by a request by WA-ZAR Inc., Robert Watring, P.O. Box 2082, Kenosha, WI 53141 (Owner), Jorge Eduardo Rodarte Sanchez, J & W Tires, 12440 41st Ave., Pleasant Prairie, WI 53158 (Agent), for a Conditional Use Permit for automotive repair and tire sales in the B-5 Wholesale Trade and Warehouse Dist. on Tax Parcel #81-4-223-053-0490, 540 Sheridan Road, located in the SW 1/4 of Section 5, T2N, R23E, Town of Somers, Kenosha County, WI.**

Chairman Harbach read the request for action on the condition use permit for a automotive repair and tire store and asked if petitioner was present. Jorge Eduardo stated they were and would be presenting the request to the Commission.

Plan Commission Minutes

May 12, 2014

Page 2

Mr. Eduardo stated they wanted to start a business here in Somers selling used tires and some small suspension, brake jobs that would take about 45 minutes. Store hours would be Monday thru Saturday from 8 am to 6 pm. They want to put up a tent behind the store to store tires that cannot be sold. These tires would be picked up on a weekly basis or they would drop them off. They have no problem with signing the Conditional Use Permit.

Discussion followed with Commissioners.

Chairman Harbach asked for citizen comments. Mr. Dave Lewis, neighbor of the property spoke stating that he just wanted to make sure the property was kept up, was concerned with the environmental aspect with fluids. Mr. Eduardo stated they would not be using any oil, antifreeze, etc.

Staff recommendation: Add to the conditional use permit that was presented to the Commissioners the following:

Store Hours: Monday thru Saturday – 8am to 6pm

Removal of tires weekly.

No chemical use, antifreeze, oil etc.

Chairman Harbach called for a motion: Motion was made by Commissioner Lake and seconded by Commissioner Lichter to include Store hours, Monday thru Saturday 8am to 6pm, removal of tires weekly and no chemical use on premises added to the conditional use permit that the town Attorney drew up.

Motion Carried 5-0.

- 9. Action on request by Hassler Properties LLC, 4812 63rd Ave., Kenosha, WI 53144 (Owner), to rezone from R-3 Urban Single-Family Residential Dist. to R-2 Suburban Single-Family Residential Dist. on Tax Parcel #80-4-222-342-0131, 4810 64th Avenue, located in the NW 1/4 of Section 34, T2N, R22E, Town of Somers, Kenosha County, WI.**

Chairman Harbach read the request for action by Hassler Properties and asked if anyone was present. Ken Hassler, owner was present. Mr. Hassler stated that he wanted to rezone from R3 to R2 so he can build another 500 square foot building on his property. He currently has one building that is 1,000 square feet and a second building that is 150 square feet with a slab between the two buildings he wants to build a connection so he can store snow blowers, lawn mowers etc. and the current R-3 zoning would not allow this.

Discussion followed with Commissioners.

Chairman Harbach called for a motion. Commissioner Lichter made the motion to approve and was seconded by Commissioner Donaubaauer. Motion Carried 5-0.

- 10. Adjourn:** Chairman Harbach called for a motion to adjourn: Chairman Mandernack made the motion to adjourn and was seconded by Commissioner Donaubaauer. Motion Carried 5-0. Meeting was adjourned about 7:25 pm.

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

Submitted by Ann Brumback, Administrative Assistant