**Plan Commission Minutes**

**July 7, 2014**

Present: Chairman Ben Harbach, Commissioners Shirley Mandernack, Gordon Lake, John Donaubauer, John Lichter, Tom Nelson, Jim Armes. Absent: was Commissioner Michael Boozer. Also, present: Town Administrator William Morris, Supervisor Judy Schantek 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 May 12, 2014:** Commissioner Mandernack made the motion to approve, and seconded by Commissioner Donaubauer. Motion passed 6-0.
4. **Comments on Kenosha County Land Use Minutes:** Minutes were distributed to Plan Commissioners.
5. **Correspondence:** Vision 2050 brochure was handed out to all Commissioners.
6. **Citizen Comments:** The following people spoke:

 Sandy Vittone, 4612 63rd Ave., regarding item #7

 Linda Lemke, 6318 48th St., regarding item #7

 Patricia Darnel, 6305 44th St., regarding item #8

 Glenda Zuzinec, 4708 64th Ave., regarding item #7

 Bernard Paulick, 4706 64th Ave., regarding item #7

1. **Action on request by Kenneth Hassler, Hassler Properties LLC, 4812 63rd Ave., Kenosha, WI 53144 (Owner/Agent) requesting a rezoning from R-3 Urban Single-Family Dist. to R-2 Suburban 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 and asked if the petitioner was present. Mr. Hassler responded by explaining what the project was and why he was asking for the rezone. Mr. Hassler explained that he wanted to remove the previous section of the garage that was started and build an extension of 16’ by 31’ to store his antique cars on the north side.

Chairman Harbach asked staff for their understanding of the project. Mr. Morris explained that Mr. Hassler was going to remove the area shown in the picture on the screen with a green “X” and return the current building into two separate buildings, and build a new building that would be 496 square feet. Mr. Morris also pointed out the zoning around the Hassler property.

Discussion followed between the Commissioners, and staff. R

Commissioner Donaubauer made the motion to table the request until they could get further information regarding the parcel. Motion was seconded by Commissioner Mandernack.

Motion carried 6-1.

1. **Action on request by Oak Street #2 LLC, 4811 S. 76th St., Suite 211, Greenfield, WI 53220 (Owner), Joseph A. Malucha, MSI General Crop., P.O. Box 7, Oconomowoc, WI 53066 (Agent), requesting Site Plan approval & Conditional Use Permit to allow an expansion of an existing cemetery for an indoor mausoleum/office building in the I-1 Institutional Dist. on Tax Parcel #80-4-222-274-0300 located in the SE 1/4 of Section 27, T2N, R22E, Town of Somers, Kenosha County, WI.**

Chairman Harbach read the request for action and asked if the petitioner or representative was present. Mr. Joe Malucha, MSI General Crop. Responded. Mr. Malucha explained the request for the site plan by stating the overall building is 10, 800 square feet of which 3,000 square feet will be offices and 77,000 square feet will contain 926 crypts.

Discussion followed including traffic patterns, number of employees, what would be in the space considered office area.

Chairman Harbach asked staff to comment on the project. Mr. Morris responded by stating that two items recently came up that could be easily corrected, that being fire hydrants and a parking pad for manhole sampling. Staff supports the project 100 percent.

Commissioner Lichter made the motion to approve with the following two items added to the plan.

1. Installation of two (2) Fire Hydrants on site requested by the Somers Fire Department.
2. Extended access drive to sampling manhole.
3. Modify site plan showing location along Green Bay Road for double faced monument sign.
4. Site lighting shall be designed to light parking area’s with no off site spill over.

Commissioner Nelson seconded the motion. Motion carried 6 to 0.

**9. Adjourn:** Commissioner Nelson made the motion to adjourn, Commissioner Mandernack seconded the motion. Motion carried 6-0. Meeting was adjourned approximately at 7:30 p.m.

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

 Submitted by Ann Brumback, Administrative Assistant