**Village of Somers**

**Plan Commission Minutes**

**October 19, 2015**

**Present: Chairman, George Stoner, Commissioners, James Smith, Don Boxx and John Lichter, Paul Aiello, Bob Lee, Also Present: Administrator, William Morris, Planner, Ben Fiebelkorn, Attorney Jeffery Davison, Trustee, Al Brokmeier, Town Chairman, Ben Harbach and Administrative Assistant, Ann Brumback.**

1. **Call to order :** Chairman Stoner called the meeting to order at 5:32 pm,
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand and join in for the Pledge of Allegiance.

3. **Approve minutes of 07-06-15, 08-10-15 and 09-16-15 meetings:** Commissioner Smith made the motion to approve the minutes as written, motion was seconded by Commissioner Lee. Motion carried 6 – 0.

4. **Correspondence:**  None

5. **Citizen Comments:** Michelle Cappelletti, 6306 31st Street, spoke in regards to her property location and Festival Foods project and the apartments that are proposed in the Somers Market Center, asking about water and roads.

6. **Action on request by Sunset Ridge Memorial Park, 6211 38th Street, for 2 Sign Permits at 4300 Green Bay Road, Village of Somers**. Chairman Stoner, read the action on request regarding the sign permits, asking for a motion. Commissioner Lichter made the motion to approve if they had met all the requirements. Motion was seconded by Commissioner Smith. Chairman Stoner then opened up discussion or comments and asked Mr. Morris to explain the request. Mr. Morris, asked that any motion include the full implementation of the developer’s agreement. Mr. Morris then explained to the Commission that Mr. Schlitter, who was the owner passed away and Gregg Butts is currently taking over for him. He then asked Ben Fiebelkorn to explain the sign requirements. Mr. Fiebelkorn, did so stating that they were within the requirements of the Village Zoning.

Commissioner Lichter then amended his motion to include full implementation of final Developer’s Agreement. Commissioner Smith then seconded the motion. Motion carried 6 – 0.

7. **Public Hearing & action on Proposed Comprehensive Plan Amendment, SMMFLP LP, 4011 80th St., Kenosha, WI 53142 (Owner), S.R. Mills, 4011 80th St., Kenosha, WI 53142 (Agent), 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" to "High-Density Residential" on Tax Parcel #82-4-222-271-0303 located in the NE 1/4 of Section 27, T2N, R22E, Village of Somers.**

Chairman Stoner read the Public Hearing and action into the meeting. Chairman Stoner opened the Public hearing asking if anyone wanted to speak. No one wanted to speak. Chairman Stoner then Closed the Public Hearing and called for a motion. Commissioner Lee, made the motion to approve. Commissioner Aiello seconded the motion. Discussion followed with an explanation from Mr. Morris on Neighborhood Plans and long term planning. The request tonight was to make an amendment to the Plans. Mr. Fiebelkorn also stated that the amendment was necessary for zoning to be in concert with the long term planning according to State Statutes.

Chairman Stoner then closed the Public Hearing and called for a vote. Motion carried 6 – 0.

8. **Public Hearing & action on Proposed Comprehensive Plan Amendment, George T. & Barbara Godlewski et tal, 6226 31st St., Kenosha, WI 53144-7301 (Owner), Curt Mauer, Commercial Horizons, LLC, 572 Sir Howard Cir., Kohler, WI 53044 (Agent), 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 "Business/Industrial Park" to "Commercial” on part of Tax Parcel #82-4-222-224-0401 located in the SE 1/4 of Section 22, T2N, R22E, Village of Somers.**

Chairman Stoner read the Public Hearing and action into the meeting and called for a motion to approve. Motion was made by Commissioner Lichter and Seconded by Commissioner Smith. Chairman Stoner then opened a discussion and comments to the Commission and Staff. Chairman Stoner asked Mr. Morris for comments, and he stated again that action was to amend the long term plans on this property for commercial use for a 85 thousand square foot building for Festival Foods. Mr. Morris also stated that staff supports this project which will come back to the Plan Commission this year for further approvals.

Chairman Stoner then opened the Public Hearing asking if anyone wanted to speak. Michelle Cappelletti, 6306 31st Street, again asked the same questions regarding how the two projects would affect her property with water problems and traffic. Chairman Stoner then responded by stating that the Engineers have been working on the plans for Storm Water Management with ponds that would control the amount of water leaving the property so as not to cause problems for neighbors. He also stated the Engineers were working with D.O.T. on a Traffic Impact Analysis (TIA). Ron Grimes, 3145 72nd Avenue, also concerned about water problems. Chairman Stoner then asked if anyone else wanted to speak. With no one responding he closed the Public Hearing.

Chairman stoner then call for all in favor of the motion. Motion carried 6 – 0.

9.   **First Park 94 LLC (Owner), First Industrial Realty Trust, Inc. (Agent) – Part of the Northwest Quarter of Section 28 and the Southwest Quarter of Section 21, Township 2 North, Range 22 East, Village of Somers.  For informational purposes only these parcels are located at the northeast intersection of CTH “S” (38th Street) and CTH “H” (88th Avenue).Requesting approval of a Certified Survey Map (dated September 11, 2015 by John P. Konopacki of Pinnacle Engineering Group) to reconfigure tax parcels #82-4-222-282-0101 and #82-4-222-213-0100 into one (1) 39.1159-acre parcel and one (1) 265.1675-acre parcel, along with public right-of-way dedication.**

Chairman Stoner read the request for approval of the Certified Survey Map and asked for a motion. Motion was mad by Commissioner Lee and seconded by Commissioner Lichter. Chairman Stoner then open the discussion and comment section. Mr. Morris explained the purchase was for road right-a-way on CTH “S” and CTH “H” and has been approved by Kenosha County Highway department. HWY “S” will become a 4 lane highway in the future.

With no further questions Chairman Stoner called for a vote. Motion carried 6 – 0.

10. **Living Light Christian Church Inc. (Owner), First Industrial Realty Trust, Inc. (Agent) – Part of the Northeast Quarter of Section 29, Township 2 North, Range 22 East, Village of Somers and Town of Somers.  For informational purposes only this parcel is located at the northwest intersection of CTH “S” (38th Street) and CTH “H” (88th Avenue).Requesting approval of a Certified Survey Map (dated October 9, 2015 by John P. Konopacki of Pinnacle Engineering Group) to reconfigure tax parcel #82-4-222-291-0102 into one (1) 8.5843-acre parcel and one (1) 0.2182-acre outlot, along with public right-of-way dedication**.

Chairman Stoner read the request for approval of Certified Survey Map into the records, and asked for a motion. Commissioner Smith made the motion to approve, Commissioner Boxx seconded the motion.

Chairman Stoner then explained that this was going to be a turn lane into the First Park 94 Industrial Park.

With no further questions Chairman Stoner called for a vote. Motion carried 6 – 0.

Chairman Stoner then called for a motion to Table the next five items until developer’s agreements are signed and the Traffic Analysis is done. Commissioner Lichter made the motion to table items 11, 12, 13, 14 and 15. Motion was seconded by Commissioner Boxx. Motion carries 6 – 0.

11. **Action on request by SMMFLP LP, 4011 80th St., Kenosha, WI 53142 (Owner), S.R. Mills, 4011 80th St., Kenosha, WI 53142 (Agent), for rezoning from B-4 Planned Business Dist. w/ a PUD Planned Unit Development Overlay District to R-11 Multiple-Family Residential Dist. w/ a PUD Planned Unit Development Overlay District on Tax Parcel #82-4-222-271-0303 located in the NE 1/4 of Section 27, T2N, R22E, Village of Somers.**

12. **Request by SMMFLP LP (Owner), S.R. Mills (Agent) for an amendment to the final plat of Somers Market Center Subdivision via an “Affidavit of Correction” (dated September 9, 2015 and drafted by Frank T. Hueller, PLS of Nielsen Madsen & Barber, S.C.) to revise the access restriction along the north property line and re-locate the existing 30’ ingress/egress easement along the southeast property line of Lot 3. Part of the Northeast Quarter of Section 27, Township 2 North, Range 22 East, Village of Somers.  For informational purposes only this parcel is located at the southwest corner of the intersection of 31st St. and Market Lane**.

13. **Public hearing & action on request by George T. & Barbara Godlewski et tal, 6226 31st St., Kenosha, WI 53144-7301 (Owner), Curt Mauer, Commercial Horizons, LLC, 572 Sir Howard Cir., Kohler, WI 53044 (Agent), for rezoning from A-2 General Agricultural Dist. to A-2 General Agricultural Dist., B-4 Planned Business Dist. and C-1 Lowland Resource Conservancy Dist. with a Planned Unit Development Overlay (PUD) on Tax Parcel #82-4-222-224-0401 located in the SE 1/4 of Section 22, T2N, R22E, Village of Somers**.

14. **Public hearing & action on request by Phyllis J. Rozinski Trustee, 3024 Green Bay Rd., Kenosha, WI 53144-1508 (Owner), Curt Mauer, Commercial Horizons, LLC, 572 Sir Howard Cir., Kohler, WI 53044 (Agent), for rezoning from R-2 Suburban Single-Family Residential Dist. to B-4 Planned Business District with a Planned Unit Development Overlay (PUD) on Tax Parcel #82-4-222- 224-0500 located in the SE 1/4 of Section 22, T2N, R22E, Village of Somers.**

15. **Action on request by George T. & Barbara Godlewski et tal and Phyllis J. Rozinski (Owners) for approval of a Certified Survey Map (dated September 4, 2015 by David M. Schmalz of McMahon Associates, Inc.) to subdivide existing tax parcels #82-4-224-0401 & #80-4-222-224-0500 into one (1) 10.521-acre parcel, one (1) 11.459-acre parcel, one (1) 1.168-acre parcel and one (1) 2.093-acre parcel. Part of the Southeast Quarter of Section 22, Township 2 North, Range 20 East, Village of Somers. For informational purposes only this parcel is located on the NW corner of STH “31” (Green Bay Rd.) and 31st St.**

16. **Adjourn:** Commissioner Lichter made the motion to adjourn. Commissioner Boxx seconded the motion. The meeting was adjourned at 6:12 p. m.

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

**Submitted by Ann Brumback, Administrative**