**Present: Chairman, George Stoner, Commissioners, Paul Aiello, Bob Lee, John Lichter, Jim Smith, and Robin Wamboldt, Trustees Jack Aupperle, Al Brokmeier, Joe Cardinali, Dave Geertsen, Larry Harding, Rich Heinisch, Attorney Jeffery Davison, Engineer, Dan Snyder, Planner, Ben Fiebelkorn, Administrator, William Morris, Accountant/Deputy Clerk, Janet Cushing, and Administrative Assistant Ann Brumback.**

1. **Call to order:** The meeting was called to order by President Stoner at 5:30 p.m.
2. **Pledge of Allegiance**: President Stoner asked everyone to stand and join in the Pledge of Allegiance.

3. **Review minutes of May 11, 2015 meeting:** Motion was made out of courtesy by President Stoner and seconded by Commissioner Lichter to acknowledge action taken on May 11, 2015 to accept Town Plan Commission Minutes (provided for informational purposes only).

4. **Correspondence:** None

5. **Citizen Comments:** Citizens comments were heard after item #6 on the agenda:

 Ron Grimes, 3145 72nd Avenue, spoke regarding storm water issues on item #7.

6. **Public hearing & action on request by Mark J. Linstroth, 8024 E. Red Pine Circ., Mount Pleasant, WI 53406 (Owner), See-Way Investments LLC, Ryan T. Conway, 7007 31st Ave., Kenosha, WI 53142 (Agent), for a Conditional Use Permit for a landscape contractor’s business in the M-1 Limited Manufacturing Dist. on Tax Parcel #81-4-223-052-0300 located in the NW 1/4 of Section 5, T2N, R23E, Village of Somers.**

 President Stoner read the request for the Public hearing and action and asked if anyone wanted to speak. Resident Harlan Draeger, 375 Sheridan Rd, spoke regarding the neighborhood plans which show future zoning will be residential.

 President Stoner then asked if anyone else wanted to speak and no one responded and the Public hearing was closed. President Stoner then asked if anyone was present to explain the project. Eric Seewald and Brian Conway 2016 30th Avenue responded and explained the business they would be stored inside the fenced area along with clean, mulch, rock, and dirt. The storage of materials would only be for their landscaping jobs. Hours of operation are 7:00 a.m. to 5:00 p.m. Monday thru Friday but if they were rained out they would be working on Saturdays.

 Discussion followed with the Commissioners. During the discussion items of concern were access to the property.

1. An easement was filed, however U.S. Bank also needed to sign off and notarized.
2. Attorney Davison also stated that they needed an updated legal description and the Conditions of Approval would need to be recorded in a legal format with Kenosha County Register of Deeds.
3. Long range plans for the neighborhood. Ben Fiebelkorn explained that because they were not asking for a rezone and the property was already zoned M1 we are required to honor the current zoning.
4. Spoils from jobs, will not be stored on site.
5. Salt for plowing jobs in the summer. This requires a permit by both the Wisconsin D.O.T. and the D.N.R.

President Stoner then called for a motion. Commissioner Lichter made the motion to approve with the conditions listed by Kenosha County and the following:

1. Hours of operation Monday thru Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 12:00 p.m.
2. We receive a letter report on the property you are purchasing and for 410 Sheridan Rd.
3. Easement signed by U.S. Bank and recorded with Kenosha Co. Register of Deeds.
4. Salt Storage by permit only with both Wisconsin D.O.T. and D.N.R.

Commissioner Lee, seconded the motion. Motion carried 6 to 0.

7. **Action on request by Charles Tunkieicz Inc., 8737 18th St., Kenosha, WI 53144 (Owner), First Industrial Realty Trust, 1661 Feehanville Drive, Mt. Prospect, IL 60056 (Agent) for site plan approval & approval of a Certified Survey Map dated July 1, 2015 on Tax Parcel #80-4-222-213-0100 & 80-4-222-282-0101 located in the SW 1/4 of Section 21 and the SW ¼ of Section 28, T2N, R22E, 88th Avenue & 38th Street, Village of Somers.**

 Chairman Stoner read the request for action on the Charles Tunkieicz property and asked Adam Moore of First Industrial Realty Trust, 1661 Feehanville Drive, Mt. Prospect IL., explained the site plan for the industrial park and the Certified Survey Map.

 Discussion followed with the following questions.

1. What would be the done first for the project? Building stormwater ponds and access road.
2. Road right-of-way was the T.I.A. done? T.I.A. was done, yes it was given to Gary Sipsma with the Kenosha Co. Highway Department. He has responded by email today asking for more detailed engineering information, so we are asking on approval with changes that will be made to the C.S.M.

with on access on HWY “S” and 3 accesses on HWY “H”.

1. Hauling material on or off property? Yes they will be brining rocks in for base and building pad off HWY “H”.
2. Removal of existing buildings? One red barn the Rossi family will remove in spring and the homestead occupied by the Hernandez will remain with a minimal fee until that part of the property is needed.
3. Storm drainage should be a positive with this project. Problem may not be solved but they will control the storm water on their property.

Chairman Stoner, then asked Village Engineer Dan Snyder if the plans for storm water would work out. Dan replied the concept plans that have been submitted are consistent with plans in other developments meet the Village requirements and should work.

Chairman Stoner asked Planner, Ben Fiebelkorn about the access points on HWY “S”. They have not been approved by Gary Sipsma, County Highway Department and the C.S.M. should not be recorded until this is finalized. Also the conditions listed on the Certified Survey Maps and Land Division Approval submitted by Kenosha Co.

Chairman Stoner, asked Attorney Davison for his input. Attorney Davison asked the motion to be approved

Condition that the approval of the signed Developers Agreement and the C.S.M. cannot be recorded, until finalized access points by Kenosha Co. Highway Department and the C.S.M. has been changed to reflect the changes in accesses points.

Motion was seconded by Commissioner Aiello. Motion carried 6 to 0.

8. **Adjourn:** Motion to adjourn was made by Commissioner Smith and seconded by Commissioner Lee. Motion Carried 6 to 0.

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

Submitted by Ann Brumback, Administrative Assistant