

**Village of Somers
Plan Commission Minutes
October 10, 2016**

Present: Chairman, George Stoner, Commissioners, James Smith, Robin Wamboldt, John Lichter, Bob Lee, Don Boxx. **Absent:** Commissioner Paul Aiello. Also Present Planner, Ben Fiebelkorn, and Administrative Assistant Ann Brumback. **Excused:** Administrator, William Morris.

1. **Call to order:** Chairman Stoner Called the meeting to order at 5:33 pm.
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand for the Pledge of Allegiance.
3. **Approve minutes of 9-11-16 meeting:** Commissioner Boxx made the motion to approve the minutes of 9-11-16, the motion was seconded by Commissioner Smith. Motion carried 6 - 0.
4. **Correspondence:** None
5. **Citizen Comments:** The following Citizens spoke about item #7 asking for more information regarding the project, as it was unclear in the notice as to what was planned. Both stating they wanted to improve the neighborhood.
Dave Kelly, 612 12th Street and Mike Lampada, 1161 Sheridan Rd.
6. **Public Hearing on Proposed Comprehensive Plan Amendment, Meghasaagar LLC, 4622 15th St., Kenosha, WI 53144 (Owner), Kyle Kennedy, 4622 15th St., Kenosha, WI 53144 (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 "Mixed Use" to "Medium-Density Residential" on Tax Parcel #83-4-223-074-0556 located in the SE ¼ of Section 7, T2N, R23E, Village of Somers.**

Chairman Stoner read the Public Hearing into the record and asked if anyone wanted to speak. No one spoke and he closed the public hearing. Chairman Stoner then called for a motion. Commissioner Smith made the motion to table, stating he did not receive enough information to make a decision as to what type of Group Home was going in. Motion was seconded by Commissioner Boxx. Chairman Stoner apologized for the lack of information that was sent out and agreed with the Commissioners. Commissioner Lichter asked if he could still give a presentation on the project. Chairman Stoner said that he would allow after the vote on the motion. Motion carried 6 – 0. Kyle Kennedy Representative explained that it was a Group Senior Home for people who can take care of themselves, however a C.N.A. would be in each side of the group home 24 hours a day and a R.N. would also be on call 24 hours a day. This would be a state regulated facility.

The following conditions were given to Mr. Kennedy to give to Meghasaagar LLC, for the future.

- a) Deed Restriction – Residents must be 55 years and older intended use.
- b) All siding shall be "Smart Siding" (LP Smart Siding or approved equal).
- c) Building inspector can inspect for both Code Compliance and quality of workmanship.
- d) Exterior landscaping shall have irrigation which shall operate between May 1st and October 1st of each year.
- e) Adequate parking area with no allowed use of landscaped area.
- f) Lighting shall not splash onto adjacent parcels.

The Commissioners also asked for the Marketing Plan or Business Model informing them of what type of Senior Group Plan it would be.

7. **Action on request by Meghasaagar LLC, 4622 15th St., Kenosha, WI 53144 (Owner), Kyle Kennedy, 4622 15th St., Kenosha, WI 53144 (Agent), for rezoning from B-3 Highway Business Dist. to R-8 Urban 2-Family Residential Dist. on Tax Parcel #83-4-223-074-0556 located in the SE ¼ of Section 7, T2N, R23E, Village of Somers.**

Commissioner made a motion to table item 7 and was seconded by Commissioner Lee. Motion carried 6 – 0.

8. **Action on request from First Industrial Realty Trust, 1661 Feehanville Dr., Suite 400, Mt. Prospect, IL 60056 for 3 ground/monument signs on tax parcels 82-4-222-282-0111 & 84-4-222-282-0112, located SW corner of 31st Street & 84th Avenue, Village of Somers.**

Chairman Stoner read the request for Action into the records and asked for a motion to approve. Commissioner Boxx made the motion to approve, Commissioner Lee seconded the motion. Chairman Stoner then asked Chris Siefert, from Riley Construction to explain the signage. Chris stated that at the entrance of First Park 94 would be monument signs, lit with low voltage LED lights, and each building would have another monument sign with the company name in front of it. Both would be landscaped to complement the landscaping of the industrial park. Discussion followed with Commissioners.

Chairman Stoner called for a vote and the motion carried 6 – 0.

9. **Adjourn:** Commissioner Lichter made the motion to adjourn, and was seconded by Commissioner Smith, motion carried 6 – 0.

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