

Village of Somers
Plan Commission Minutes
February 8, 2016

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

1. **Call to order :** Chairman Stoner called the meeting to order at 5:30 pm,
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand and join in for the Pledge of Allegiance.
3. **Approve minutes of 1-11, 2016:** Commissioner Smith made the motion to approve the minutes as written, motion was seconded by Commissioner Lee. Motion carried 6 – 0.
4. **Correspondence:** Letter from Metz, Medical, Inc. supporting Dr. Durrani's Medical office and letter from Century 21 Innovations, in support of Dr. Durrani's Medical Office.
5. **Citizen Comments:** No one wished to speak.
6. **Public hearing & action on request by Durdana Durrani Credit Shelter Trust & Durdana Durrani Rev. Trust, 6127 Green Bay Rd. #100, Kenosha, WI 53142 (Owner), Abdul Durrani, 6127 Green Bay Rd. #100, Kenosha, WI 53142 (Agent), for rezoning from R-3 Urban Single-Family Residential Dist. to B-1 Neighborhood Business District on Tax Parcel #82-4-222-341-0375 located in the NE 1/4 of Section 34, T2N, R22E, Village of Somers.**

Chairman Stoner, called for a motion to remove the request from Dr. Durrani from the table. Commissioner Smith made the motion and was seconded by Commissioner Lee. Motion carried 6 – 0.

Chairman Stoner then read the request for the Public Hearing into the records and asked if anyone would like to speak. The following three people spoke in support of Dr. Durrani's project: Dr. Steven Bostrom, 1720 75th Street, Patrick Hicks, 4831 63rd Avenue, Dr. Stephen Feuerbach, 5923 Green Bay Rd

With no one else wanting to speak Chairman Stoner Closed the Public Hearing.

Chairman Stoner then read the request for Action to rezone the property from Single Family Residential (R-3) to Neighborhood Business District (B-1) into the minutes and called for a motion to approve. Commissioner Smith made the motion to approve with the following conditions to be met:

Site Plan

Landscaping plan with trees and shrubs

Lighting Plan, which keeps all exterior lighting on the property

Parking Plan

Drainage Plan, which does not impact side and back properties

Building must be handicap accessible and meet all commercial code and ADA assessable

Security of building (alarm, cameras etc.)

Zoning would be B1 only

Operational hours Monday thru Friday 9:00 am to 5:00 pm, Saturday 9:00 am to 12:00 pm, No Sundays

Deposal of medical waste, garbage wastes containers location

Snow removal location

Ground Sign approval by Kenosha Co and Village of Somers Plan Commission & Village Board

Commission Lee seconded the motion. Discussion followed. Motion carried 6 – 0.

- 7. Public Hearing & action on Proposed Comprehensive Plan Amendment, Matthew Pflieger & Pamela & Donald Ruge, 6215 45th St., Kenosha, WI 53144 (Owner), request an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" & "SEC" to "Farmland Protection", "General Agricultural and Open Land", "Rural Residential" and "SEC" on Tax Parcel #82-4-222-071-0200 located in the NE ¼ of Section 7, T2N, R22E, Village of Somers.**

Chairman Stoner, called the request for the Public Hearing for the proposed Comprehensive Plan for Matthew Pflieger and Pamela & Donald Ruge into the minutes. With no one wanting to speak, Chairman Stoner then closed the Public Hearing. Chairman then read the request for Action into the meeting and called for a motion to approve. Commissioner Lee made the motion to approve and was seconded by Commissioner Aiello. Discussion followed with Ben Fiebelkorn explaining a Comprehensive Plan Amendment was and that this would insure that only a single family home with two outbuildings totaling not more than 1800 sq. ft. could be built on the parcel. Mr. Morris also stated that staff supports the change. Motion carried 6-0.

- 8. 8. Public hearing & action on request by Matthew Pflieger & Pamela & Donald Ruge, 6215 45th St., Kenosha, WI 53144 (Owner), for rezoning from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-1 Rural Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #82-4-222-071-0200 located in the NE ¼ of Section 7, T2N, R22E, Village of Somers.**

Chairman Stoner opened the Public Hearing and with no one wishing to speak closed the Public Hearing. Chairman Stoner then read the request for action for Rezoning from Agricultural Preservation District (A-1), General Agricultural District (A-2) to Rural Residential District (R-1) and Lowland Resource Conservancy District (C-1) and called for a motion. Commissioner Aiello made the motion to approve and was seconded by Commissioner Lee. Discussion followed. Motion carried 6-0.

- 9. Adjourn:** Chairman Stoner called for a motion to adjourn. Commissioner Smith made the motion to adjourn and was seconded by Commissioner Lee. Motion carried 6-0. The meeting was adjourned at approximately 5:55p.m.

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