

**Village of Somers
Plan Commission Minutes
July 11, 2016**

Present: Chairman, George Stoner, Commissioners, James Smith, Robin Wamboldt, John Lichter, Bob Lee, Don Boxx.
Excused: Commissioner Paul Aiello. **Also Present:** Trustee Karl Ostby, Administrator William Morris, Planner Ben Fiebelkorn, and 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 for the Pledge of Allegiance.
3. **Approve minutes of 05-09-16 meeting:** Commissioner Smith made the motion to approve the minutes of 5-9-16, the motion was seconded by Commissioner Boxx. Motion carried 6-0.
4. **Correspondence:** None
5. **Citizen Comments:** None
6. **Public hearing & action on request by Chifest Properties Somers LLC, 237 2nd Ave., Onalaska, WI 54650 (Owner), Leah Berlin, Kwik Trip Inc., 1626 Oak St., La Crosse, WI 54602 (Agent), for a Conditional Use Permit for a gasoline service station in the B-4 Planned Business Dist. on Tax Parcel #82-4-222-224-0504 located in the SE 1/4 of Section 22, T2N, R22E, Village of Somers.**

Chairman Stoner read the request for the Public hearing and action into the meeting, and opened the Public Hearing asking if anyone wanted to speak. With no one wishing to speak the Chairman closed the Public Comments and asked the Commissioners for a motion to approve. Motion was made by Commissioner Lichter and seconded by Commissioner Lee. Administrator William Morris called for a point of order asking the Commissioner to amend his motion to include full implementation of the Developers agreement. Commissioner Lichter then made the motion to approve with full implementation of the developers agreement between the Village of Somers and the Developer.

Comments and Discussion and the following was discussed with Chairman Stoner, Planner Fiebelkorn, Administrator Morris, and Commissioners, with Kwik Trip Representative Leah Berlin agreeing to all changes.

- Previously Dedicated Land by Festival Foods on the east side of property – for D.O.T. road right-a-way.
- Turning radius for trucks – shall be increased.
- Grading of property.
- Discharge for north Storm Sewer.
- Sampling Manhole
- Provide a 12" sump in Storm Sewer Catch Basin's.
- Provide rubber seal around adjusting rings of all sanitary manholes.
- Remove steps in sanitary manholes.
- City of Kenosha on Airport Review is required.

Also discussed were lighting, music, landscaping, land irrigation, car wash recycling water, and oil skimmers.

Chairman Stoner then called for a vote. Motion carried 6 – 0.

7. **Adjourn:** Motion was made by Commissioner Lee, Seconded by Commissioner Lichter. Motion Carried 6 – 0.

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