

**Village of Somers  
Plan Commission Minutes  
September 12, 2016**

**Present:** Chairman, George Stoner, Commissioners, James Smith, Robin Wamboldt, John Lichter, Bob Lee, Don Boxx.  
**Excused:** Commissioner Paul Aiello. **Also Present:** Administrator William Morris, Planner Ben Fiebelkorn, Doug Snyder, Engineer 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 7-11-16 meeting:** Commissioner Boxx made the motion to approve the minutes of 7-11-16, the motion was seconded by Commissioner Lichter. Motion carried 6-0.
4. **Correspondence:** None
5. **Citizen Comments:** None
6. **Review of amendment to Zoning Code: Section 12.28-7 Existing Non-Conforming Structures & recommendation to Village Board:**

Chairman Stoner, read the item into the minutes and called for a motion. Commissioner Lichter made the motion to approve, Commissioner Boxx seconded the motion.

Chairman Stoner then asked Village Planner, Ben Fiebelkorn to explain the reason behind the Zoning Code change. Mr. Fiebelkorn explained that the Village has adopted the County Zoning Ordinances and recently this particular code was changed in the County. Example a home was built before zoning laws were in affect and a home was built to close to the front property line and the home owner wants to add a room at the opposite end of the home. In the past this would call for a variance. The change allows the home without asking for a variance because it is not affecting neighbors. By the Village adopting the change we will remain the same as the County. Discussion followed.

Chairman Stoner Called for a vote motion passed 6-0.

7. **Action on request by First Park 94 LLC, 1661 Feehanville Dr., Suite 400, Mt. Prospect, IL 60056 (Owner), Christopher Siefert, Riley Construction Company, Inc., 5301 99<sup>th</sup> Ave., Kenosha, WI 53144 (Agent), for site plan review & exterior fenestration on Tax Parcel #82-4-222-282-0112, SW ¼ Section 21 & NW ¼ Section 28, T2 N, R22 E, Village of Somers. For informational purposes only, this property is located on the southeast corner of 31st St. and 88<sup>th</sup> Ave. (CTH H).**

Chairman Stoner read the action on request into the minutes and called for a motion, Commissioner Lichter made the motion to approve, and motion was seconded by Commissioner Lee. Chairman Stoner then called for comments and discussion. Adam Moore, was introduced by Chairman Stoner as a representative for First Park 94. Mr. Moore then explained the second building was to be similar to building "A" with a few color changes to the outside and landscaping changes, the building and will be 30' wider. He also stated that they had room to expand the building to the west and increase the size if a tenant need additional space.

Chairman Stoner called or a vote, motion carried 6-0.

8. **Action on request by Ervin E. & Theresa Koser Trust, 140 113<sup>th</sup> Avenue, Sturtevant, WI 53177 (Owner), Dennis Spankowski, Burli Signs, 125 Front St., Burlington, WI 53105 (Agent), for a sign permit at 4<sup>th</sup> Street & 120<sup>th</sup> Ave. (East Frontage Road), Village of Somers.**

Chairman Stoner read the request for action into the minutes and called for a motion. Commissioner Lichter made to motion to approve, Commissioner Box seconded the motion. Chairman Stoner then called for questions and comments. Gary Koser was present at the meeting answering questions as far as height, lighting, and landscaping which will be installed.

Chairman Stoner asked planner Fiebelkorn if it met the current regulations. Mr. Fiebelkorn said yes.

Chairman Stoner called for a vote. Motion carried 6-0.

9. **Adjourn:** Chairman Stoner called for a motion to adjourn, Commissioner Lichter made the motion to adjourn, and motion was seconded by Commissioner Lee. Motion Carried 6-0.

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