

**Plan Commission Minutes
February 11, 2019**

Present: Chairman George Stoner, Commissioners, Robin Wamboldt, Jeannine Brockmeier, Ron Grimes, Bob Lee. **Excused:** Commissioner Don Box and Planner Luke Godshall. **Absent** Commissioner Paul Aiello. Also Present, William Morris, Administrator, Jason Peters, Assistant Administrator, Jeffery Davison, Village Attorney, Doug Snyder Village Engineer, Gregg Sinnen and Jackie Nelson Village Trustees, and Ann Brumback, Administrative Assistant

1. **Call to order:** Chairman Stoner called the meeting to order at 5:32 pm.
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand for the Pledge of Allegiance.
3. **Approve minutes of 01-07-19 meeting:** Commissioner Lee made the motion to approve, and Commissioner Grimes seconded the motion. Motion carried 4 to 0 with Commissioner Brockmeier abstaining because this is her first meeting.
3. **Correspondence:** None
5. **Citizen Comments:** None
6. **Public hearing & action on request by Fab Five Farmers LLC & DMRO LLC, 1438 Isabelle Ave, Racine, WI 53402; James P & Arlene Kay Skendziel, 5906 12TH ST, Kenosha, WI 53144-1182; John M & Mary J Lichter, 1194 63rd Ave, Kenosha, WI 53144 (Owners), Keith Fanelli, RPF Somers, LLC, 413 North Carpenter Street, Suite 1E, Chicago, IL 60642 (Agent), for 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 "Commercial" and "Primary Environmental Corridor" to "High-Density Residential", "Commercial" and "Primary Environmental Corridor" on Tax Parcel #s 82-4-222-104-0342, 82-4-222-104-0330 and 82-4-222-104-0201, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers:**

Chairman Stoner read the request for the Public Hearing and Action regarding the "Amendment to the Land Use Plan Map" into the records and asked if anyone wished to speak. No one wanted to speak and Chairman Stoner closed the Public Hearing and called for a motion to approve the Amendment for the Land use Plan Map. Attorney Davison asked the motion to be amended "for recommendation to go forward to the Village Board for approval". The Plan Commission can only recommend approval for any development to the Village Board.

Commissioner Grimes made the motion to recommend approval to the Village Board, Commissioner Lee seconded the motion.

Discussion followed with a brief explanation of the Multi-Jurisdictional Comprehensive Plan that was adopted in 2009 by Mr. Morris for background information for everyone present. Mr. Morris also stated that with all the changes in economy, retail, and residential changes in the past 10 years changes in the Plan were necessary, and Staff supports the requested change.

Chairman Stoner called for a vote. Motion carried 5 – 0.

7. Public hearing & action on request by Fab Five Farmers LLC & DMRO LLC, 1438 Isabelle Ave, Racine, WI 53402; James P & Arlene Kay Skendziel, 5906 12TH ST, Kenosha, WI 53144-1182; John M & Mary J Lichter, 1194 63rd Ave, Kenosha, WI 53144 (Owners), Keith Fanelli, RPF Somers, LLC, 413 North Carpenter Street, Suite 1E, Chicago, IL 60642 (Agent), for a rezoning from A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. to R-11 Multiple-Family Residential Dist., B-3 Highway Business Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel #s 82-4-222-104-0342, 82-4-222-104-0330 and 82-4-222-104-0201, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers:

Chairman Stoner read the request for the Public Hearing and Action regarding the “Rezoning” into the records and asked if anyone wished to speak. No one wished to speak, Chairman Stoner closed the Public Herring and called for a motion to recommend approval to go on the Village Board. Commissioner Grimes made the motion for recommendation to the Village Board for approval of the Rezoning, motion was seconded by Commissioner Lee.

Discussion followed. Chairman Stoner asked Mr. Morris for Staff Recommendations. Mr. Morris explained the request by the petitioners for both residential and commercial along with the conservancy district to protect the river. Staff recommends approval. Chairman Stoner asked if anyone had any questions, with no questions being asked, the Chairman called for a vote. Motion carried 5 – 0.

8. Action on request by Fab Five Farmers LLC & DMRO LLC, 1438 Isabelle Ave, Racine, WI 53402; James P & Arlene Kay Skendziel, 5906 12TH ST, Kenosha, WI 53144-1182; John M & Mary J Lichter, 1194 63rd Ave, Kenosha, WI 53144 (Owners), Keith Fanelli, RPF Somers, LLC, 413 North Carpenter Street, Suite 1E, Chicago, IL 60642 (Agent), for approval of a Certified Survey Map (dated December 20, 2018 by John P. Konopacki of Pinnacle Engineering Group) to create one (1) 21.3560-acre parcel, one (1) 1.9995-acre parcel, one (1) 1.7981-acre parcel, one (1) 2.0799-acre parcel and one (1) 3.2137-acre parcel from Tax Parcel #s 82-4-222-104-0342, 82-4-222-104-0330 and 82-4-222-104-0201, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers:

Chairman Stoner read the request for Action on the “Certified Survey Map” into the records and called for a motion. Commissioner Grimes made the motion to move forward to the Village Board, Commissioner Lee seconded the motion.

Chairman Stoner started the discussion by reading the recommendations from Luke Godshall, Village Planner and asked that these recommendations be part of the approval process. Recommendations are as follows:

- Requested PUD deviation for parking stall size from 10x20 to 9x18 is no longer needed, as the new zoning ordinance allows 9 x 18 spaces.
- Requested PUD deviation from 35’ building height maximum is not needed. Zoning ordinance calculates height to the mid line of the roof. (Height of Building – Vertical distance from the grade at the front of a building to the highest point of the coping of a flat roof between the eaves and a ridge or to the deck line of a mansard roof or the average height between the plate and ridge of a gable, hip or gambrel roof. For accessory buildings, the height of the building is the vertical distance from average grade to the highest point of the building.)
- Development Sign shown along Green Bay Rd. on Parcel B of the Landscape Plans, should be located outside of the 50’ x 50’ vision triangle.
- Rental Community Median Sign located along CTH “E” should be located outside of the 50’ x 50’ vision triangle.

- Sheet L2.1 of the Landscape Plans, the square footage of the Rental Community Sign is incorrect. Total sign area should be only 20 sq. feet not 175 sq. feet.
- On the CSM, consider requiring a cross-access easement to be placed on the CSM between Lots 3 and 4 (i.e. not leave it up to the individual lot owners which can lead to lot-line adjustments between parcels, which would require coming back to the Plan Commission as well as the Village Board.

Chairman Stoner asked Commissioner Grimes if it was ok to add the above to the motion. Commissioner Grimes had no problem with this. Commissioner Lee was also in favor. Chairman Stoner then polled the Commissioners for any further questions or comments, with no further comments Chairman Stoner Called for a vote. Motion carried 5 – 0.

9. Action on request by Fab Five Farmers LLC & DMRO LLC, 1438 Isabelle Ave, Racine, WI 53402; James P & Arlene Kay Skendziel, 5906 12TH ST, Kenosha, WI 53144-1182; John M & Mary J Lichter, 1194 63rd Ave, Kenosha, WI 53144 (Owners), Keith Fanelli, RPF Somers, LLC, 413 North Carpenter Street, Suite 1E, Chicago, IL 60642 (Agent), for site plan review, exterior fenestration and monument sign review on Tax Parcel #s 82-4-222-104-0342, 82-4-222-104-0330 and 82-4-222-104-0201, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers:

Chairman Stoner read the request for Action on the “Site Plan Review, Fenestration and Monument Sign” into the records and called for a motion. Commissioner Lee made the motion to move forward to Village Board and was seconded by Commissioner Grimes.

Chairman Stoner then asked the Developers to give their presentation.

Greg Moyer, of Ravine Park Partners, spoke first giving the background of everyone involved including the following companies:

- Developer: Ravine Park Partners, LLC & Legacy Varin Property Management, LLC,
- Architect: BSB Design, Inc.
- General Contractor: Horizon Develop Build Manage
- Civil Engineer: Pinnacle Engineering Group, LLC
- Structural Engineer: Pierce Engineers, Inc.
- Geotechnical & Environmental: Intertek PSI
- Traffic: Traffic Analysis & Design, Inc.
- Feasibility Study: Tracy Cross & Associates
- Interior Design: Staton Interior Concepts
- Marketing: Luxury Living Chicago
- Property Management: Legacy Varin Property Management, LLC

Presentation were given explaining every aspect of the development explaining the need in the community for the development, layout, design, roads/traffic, stormwater, environment issues, and landscaping.

Chairman Stoner then polled the Commissioners asking if they had any questions and comments. Commissioners questioned green space, ponds, stormwater, 50 year warranty on siding, aluminum soffit shall be ribbed, all buildings to have brick on all 4 sides, bike trail to be on 58th Avenue, Fire Department to sign off on roads, manager to be accessible 24 hours per day, security cameras at least at road intersections, Village Engineer to approve stormwater ponds, ditches. Anything on the prints such as garage for car wash, pet care, etc. shall be part of development. County Road and State HWY setbacks are determined by Kenosha County and DOT and respectively shall be 65’ with no Variance. Village Board will approve interior setbacks. Building Inspector will inspect for code and aesthetics. Prior to permits being issued full implantation of Developers Agreement with the Village.

Chairman Stoner called for a vote. Motion carried 5 – 0.

10. Adjourn: Commissioner Lee made the motion to adjourn and was seconded by Commissioner Grimes. Motion carried 5 – 0. Meeting was adjourned at 6:55 pm.

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

Submitted by Ann Brumback, Administrative Assistant