



Plan Commission Minutes May 13, 2019

Present: Chairman George Stoner, Commissioners, Jeannine Brockmeier, Ron Grimes, Don Boxx and Paul Aiello. **Excused:** Commissioner, Bob Lee and Planner Luke Godshall. **Absent:** Commissioner. Robin Wamboldt. Also Present, William Morris, Administrator, Jason Peters, Assistant Administrator, Sinnen and Karl Ostby, and Ann Brumback, Administrative Assistant

1. **Call to order:** Chairman Stoner called the meeting to order at 5:30pm
2. **Pledge of Allegiance:** Chairman Stoner asked everyone to stand and lead the Pledge of Allegiance.
3. **Approve minutes of 02-11-19 meeting:** Commissioner Boxx made the motion to approve and Commissioner Aiello seconded the motion. Motion carried 5-0.
4. **Correspondence:** None
5. **Citizen Comments:** None
6. **Action on request by T-QUAD Investment LLC, 4320 13th St, Kenosha, WI 53144 (Owner), Aaron Stanton, Construction Management Associates, Inc., 4015 80th St, Kenosha, WI 53142 (Agent), for site plan & exterior fenestration review on Tax Parcel #82-4-222-341-0210, located in the NE 1/4 of Section 34, T2N, R22E, Village of Somers.**

Chairman Stoner read the request for action by T-Quad Investment LLC into the record and asked if a representative was present. Aaron Stanton, from Construction Management Associates, Inc. replied and explained the development to the Commission. Stating a commercial ranch style building into a salon. Including an addition, complete new facade, landscaping plan, lighting, and monument sign, which will be submitted separately.

Chairman Stoner then called for a motion and open up discussion. Commissioner Boxx made the motion and was seconded by Commissioner Aiello.

Chairman Stoner then asked for the Planner's recommendations on the development, which were submitted on 4-22-19. Luke included the following to be included for the approval of the development.

1. Subject to thirty (30) parking spaces per the submitted plan. Parking stalls must be at least 9' x 18' in size and clearly marked (striped) and paved.
2. Subject to submitted landscape and site lighting (photometrics) plans for Village approval.
3. Subject to stormwater management reviews. Note: Mr. Morris stated the parcel was under the necessary size for stormwater reviews by Village Engineer. Discussion followed with Chairman Stoner stating he did not want

water draining onto neighbor's property and asked questions regarding their plan. Mr. Stanton, said the Engineer recommended a "bioswale" and explained what it was.

Definition of Bioswale: Bioswales are landscape elements designed to concentrate or remove debris and pollution out of surface runoff water. They consist of a swaled drainage course with gently sloped sides and filled with vegetation, compost and/or riprap. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids the collection and removal of pollutants, silt and debris.

4. Subject to any necessary Airport Site Plan Review approval by the City of Kenosha.
5. Subject to implementation of a Developer's Agreement between the Petitioner and Village of Somers. Chairman Stoner stated/asked Mr. Morris if he was taking care of this matter. Mr. Morris said yes.

After reviewing all recommendations by Planner Luke Godshall, Chairman Stoner then polled the Commissioners for questions and comments.

Chairman Stoner then asked Mr. Morris if the Green Space was 25% and he said the current plan was and would be double checked.

Chairman Stoner then asked more questions regarding the stormwater plan. Discussion followed to include options including sending stormwater to Green Bay Road which is under State approval. Mr. Morris recommending calling/applying for a permit through Kevin Koehnke with the D.O.T.

Chairman Stoner then stated that any type of siding must have a fifty (50) year warranty. The Commission also wanted trees or shrubs planted on the west property line to separate the parcel from the neighbors and if the neighbor takes his fence down owner must put a fence up.

Mr. Stoner, then asked to have the owner come to the Village Board meeting.

Chairman Stoner then called for a vote on the motion to approve. Motion Carried 5-0.

7. **Adjourn: Commissioner Aiello, made the motion to adjourn and was seconded by Commissioner Boxx. Motion Carried 5-0. The meeting was adjourned at 6:03 pm.**

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