

## **MARCH 28, 2016 Plan Commission Meeting**

The Plan Commission met Monday, March 28, 2016 at the Town Hall in New Munster. Chairman William Glembocki opened with the *Pledge of Allegiance* at 7:00 p.m.

Present for the Plan Commission: Clayton Wagner, Randy Schulz, Dennis Robers, Vince Mosca and Paul DeLuisa. Sue Riley and Mary Ochoa Petersen were absent. Also present: Town Supervisor Kelly Wilson, Town Clerk Sheila Siegler, Bob Vanderwerff, Chris Brown, Ronnie Stollings, Mary Ann Vanderzee, Wayne Kaddatz, Jennifer Long, Mark Robers, George Grenus, Roger Seno and Alan Kaddatz.

Clerk reported agenda notices were posted on the town website, town hall, and transfer station and *Kenosha News* and *Westosha Report* were notified. Additionally, property owners within 300 ft. of Tax Parcel #95-4-219-314-0360 were notified by First Class Mail.

Minutes of the December 14, 2015 Plan Commission were moved for approval by Dennis Robers and seconded by Clayton Wagner. Motion carried.

### **Public comments - none**

Concept Plan Review - Tax Parcel #95-4-219-314-0360, property address - 39810 60th St. - Robert & Cheryl Vanderwerff (owners)

Develop the property into a small mall with store/business fronts and parking along Hwy 50, and a shop/office for Slades Corners Auto - one entrance from 60th St.

Bob Vanderwerff said he bought the property with the intention of moving his Slades Corners Auto business to that site. He now wants to rezone to B-3 in order to sell the property. He had hoped to sell the barn to another party and then construct his business building. That has since fallen thru; so, now he wishes to sell the property and wants to see if B-3 rezoning would be considered.

Plan Commission discussed:

1. Property is not suitable for residential.
2. B-3 would be appropriate but would only consider rezoning for the new owner who purchases the property.
3. They would have to consider neighbors, noise, lighting, parking, etc.
4. Storm Water drainage and retention could be an issue. The proposal would have to be engineered with a retention plan.
5. Neighbors said they already have water in their basements.
6. Consider a connection to the mushroom farm driveway which would assist both locations.

Plan Commission consensus:

B-3 could be feasible with consideration for neighbors concerns. The actual proposal would have to be reviewed before any decision.

Bob Vanderwerff asked if it was o.k. to present as possible B-3 when selling. Commission agreed they had no objections to offer for sale as possible B-3 but this is no guarantee it will be rezoned.

**Reports and correspondence** – Chairman reported the Art and Paul Naber's proposal for "The Hills of Lilly Lake" has been formally withdrawn due to the costs involved for storm water drainage and road construction once the construction bids were received. The town board had not acted on the rezoning or preliminary plat at the time of withdrawal.

**Adjournment** - Vince Mosca moved to adjourn at 7:35 p.m. Paul DeLuisa seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk