

**Plan Commission Regular Meeting
November 7, 2024 at 6:00 p.m.**

Mike Kappers, called the Regular Meeting to order at 6:00 p.m. Present was Dan Vanasse, Mike Kappers, Laine Belter, Chris Dubak, and Jessica Plourde. Absent: Dave Wolner and Ken Lehman.

Public Comment

There was no public comment.

MINUTES

- *Motion by Vanasse, second by Dubak to approve minutes of October 3, 2024. Motion carried unanimously.*

NEW BUSINESS

Discussion/Possible Recommendation - Conceptual Plan - Gerard Companies - Senior Living Development

- Paul Gerrard shared a conceptual plan for independent senior living

Discussion/Possible Recommendation - Ordinance Change to Professional Office District to allow residential dwelling as a conditional use

- *Motion by Belter, second by Vanasse to recommend changing ordinance to reflect senior housing permitted as a conditional use and motion carried unanimously.*
- Public hearing needed. Will be at next Plan Commission meeting.

Discussion/Possible Recommendation - CUP application - Gerrard Companies - Senior Housing Development in the Professional Office District - Parcel #181-4057-20-445 & #181-4057-20-448

- *Motion by Vanasse, second by Plourde to approve CUP application with the caveat that it may need to be modified based on final plan. Gunther: modified CUP would come back to the Plan Commission for review once finalized. Motion carried unanimously.*

Discussion/Possible Recommendation - Site Plan Review - 664 Shay Street - Waste Management

- Adding 35'x56' modular building for office space
- 3 offices, conference room, locker rooms
- No additional parking space
- *Motion by Belter, second by Plourde to recommend approval and motion carried unanimously.*

Discussion/Possible Recommendation - Preliminary Plan - Part of PID #181-4141-01-000

- *Motion by Vanasse, second by Dubak to recommend approval and motion carried unanimously.*

Discussion/Possible Recommendation - Zoning Amendment - Rezone part of PID #181-4141-01-000 from A-1 to R-3. Applicant - Village of Somerset

- *Motion by Belter, second by Vanasse to recommend approval and motion carried unanimously.*
- Public hearing needed. Will be at next Plan Commission meeting.

Adjourn: *Motion by Belter, second by Plourde to adjourn at 6:46 p.m. Motion carried unanimously.*

Tasia Berger, Village Clerk