

**Plan Commission Regular Meeting  
December 5, 2024 at 6:00 p.m.**

Mike Kappers, called the public hearing to order at 6:00 p.m. Present was Dan Vanasse, Mike Kappers, Laine Belter, Chris Dubak, Dave Wolner, Jessica Plourde, and Ken Lehman (via Zoom).

**PUBLIC HEARING**

Public hearing called to order at 6:00 p.m. Bob Gunther shared information on public hearing items. There was no public comment during the hearing. The public hearing was closed at 6:04 p.m.

**REGULAR MEETING**

Regular meeting called to order at 6:04 p.m.

**PUBLIC COMMENT**

- Paul Gerrard, Gerrard Companies - Conditional Use Permit Application

**MINUTES**

- *Motion by Belter, second by Wolner to approve minutes of November 7, 2024. Motion carried unanimously.*

**NEW BUSINESS**

**Discussion/Possible Recommendation - Final Plat PID #181-4141-01-000 - Village of Somerset**

- *Motion by Wolner, second by Plourde to recommend approval and motion carried unanimously.*

**Discussion/Possible Recommendation - Site Plan Review - Capital Investments Group/Latitude 45**

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

**Discussion/Possible Recommendation - Site Plan Review - Olson Sanitation Transfer Station (Shay Street)**

- *Motion by Belter, second by Wolner to recommend approval and motion carried unanimously.*

**Discussion/Possible Recommendation - Certified Survey Map - Olson Sanitation**

- Zach Fagen - ACA spoke on CSM
- *Motion by Wolner, second by Vanasse to recommend approval and motion carried unanimously.*

**Discussion/Possible Recommendation - Zoning Ordinance Amendment to allow residential dwelling as a conditional use in the Professional Office District**

- *Motion by Belter, second by Wolner 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 Plourde to recommend approval and motion carried unanimously.*

**Discussion/Possible Recommendation - Conditional Use Permit: Request in C-3 zoning district located at parcel #181-4057-20-445 & 181-4057-20-448 for a Conditional Use Permit to allow a two-story, 60-unit elderly housing facility with underground parking. Applicant: Paul Gerrard, Gerrard Development, LLC**

- If an alternative design is proposed, Gerrard LLC would need to modify CUP
- *Motion by Wolner, second by Belter to recommend approval of Conditional Use Permit as presented, pending traffic study results and number of units. Motion carried unanimously.*

**January Meeting Date: Propose changing from January 2, 2025 to January 9, 2025**

- Meeting date will remain January 2, 2025

**Adjourn: *Motion by Belter, second by Dubak to adjourn at 6:38 p.m. Motion carried unanimously.***

**Tasia Berger, Village Clerk**