

**Village of Somerset
Plan Commission Minutes
Regular Meeting
Thursday, February 5, 2026 | 6:00 PM**

Donald Kern called the Public Hearing to order at 6:00 p.m. Present at the village hall was Laine Belter, Brenda Forrest, Kim Putz, and Dave Wolner. Jessica Plourde joined the meeting via Zoom. Dan Vanasse was absent.

PUBLIC COMMENT

Belter read a letter that was submitted from Eric Wolf, co-owner of WB Storage and adjoining property owner to parcel #181-1001-70-040. Wolf expressed opposition to the proposed rezoning from Industrial (I-1) to Multiple Dwelling Residential (R-3), stating that industrial zoning is appropriate given the area's high traffic volume and location along a major highway corridor. Wolf requested the Plan Commission to deny the rezoning request, citing concerns that R-3 would be a short-term solution and not a suitable long-term use for the property.

Kern closed the Public Hearing at 6:07 pm.

Kern opened the regular meeting at 6:07 pm.

MINUTES

Motion by Belter, second by Forrest to approve the minutes of the January 13, 2026 meeting. Motion carried unanimously.

NEW BUSINESS

Application to Rezone parcel #181-1045-01-100 located at 494 La Grandeur Road, from an Industrial District (I-1) to a Highway Commercial District (C-2). Applicant: Preferred Builders (Owner)

Brian Haus reported that the owner of Preferred Builders is requesting a rezoning of the property to allow the operation of an online auction dealership for boats and vehicles. He noted that no advertising or signage is proposed, though some inventory would be stored on site.

Kern summarized the staff report, stating that rezoning the property to commercial would be inconsistent with the existing zoning of surrounding properties within the business park. The proposed change does not align with the comprehensive plan and is not consistent with anticipated future land use designations.

Motion by Wolner, second by Belter to deny the application to rezone parcel #181-1045-01-100 located at 494 La Grandeur Road, from an Industrial District (I-1) to a Highway Commercial District (C-2). Applicant: Preferred Builders (Owner). Motion carried unanimously.

Application to Rezone parcel #181-1001-70-040 located off of Church Hill Road, from Agriculture to Multiple Dwelling Residential District (R-3). Applicant: Mark Vanasse (Owner)

Mark Vanasse stated that he is requesting to rezone his property to residential in order to develop workforce and senior housing.

The Comprehensive Plan identifies the property's future land use as commercial. The Plan Commission expressed interest in exploring alternative options for the site, including the possibility of a mixed-use designation. The Comprehensive Plan is scheduled for review at the April Plan Commission meeting.

Motion by Plourde, second by Wolner to table the rezone application to Rezone parcel #181-1001-70-040 located off of Church Hill Road, from Agriculture to Multiple Dwelling Residential District (R-3). Applicant: Mark Vanasse (Owner), contingent on approval of a comp plan amendment changing the FLU Map designation from General Commercial to Neighborhood Residential with the High-Intensity Overlay. Motion carried unanimously.

ADJOURNMENT

Motion by Belter, second by Forrest to adjourn. Motion carried unanimously. The meeting adjourned at 7:06 pm.