

PUBLIC HEARING/MONTHLY MEETING – FEBRUARY 22, 2021

On Monday, February 22, 2021, the Village Board of the Village of Raymond held a public hearing to consider a request by Alan Jasperson agent for North Cape Lutheran Church, 2644-124th Street for an amendment to their Conditional Use Permit to allow for the construction and use of an outdoor open-air pavilion for outdoor church services, picnics, youth activities, outdoor weddings, anniversary parties, etc., on property located at 2644-124th Street.

President Kastenson opened the Public hearing at 7:30 PM.

The following comments were made:

Mr. John Schroepfer asked why the original motion from a few months ago was rescinded?

Don Gibbs stated that all of the board members came to an agreement and that it what should be abided by. This property is right in my back yard – the trees should be put up now for any barrier.

Joey Niegocki stated that we all came to an agreement before – the noise from this, on a regular basis, would be too much in a residential area.

Craig Klepel Things have never gotten out of control at this church, and doesn't see this getting out of control either.

Tom Euen is concerned with the loud noise.

John Schroepfer the church sent out a letter with a list that included weddings, funerals, ferris wheels, pig roasts, etc. We do not mind the occasional music, but, potentially, this could be every weekend.

John Gibbs We understand that all churches have festivals, we just don't want it every weekend.

Tammy Baumann spoke on behalf of the church. We do not intend to have something every weekend. All of the things on the list, are already happening. We just need approval from the Board because we are asking to put up the pavilion.

Don Gibbs We already had an agreement with the Village.

John Schroepfer We agreed to a fish boil and a couple of times a year.

Alan Jasperson stated that he feels that the church should not be limited to a decibel level.

John Schroepfer asked why did the church add all of these other events? Also, the lights from the church shine into his home.

Alan Jasperson said that the church doesn't know exactly what the pavilion will be used for; however, we had to list all things that "could" happen.

Don Gibbs wants this used by church members only.

With no one else to speak for or against this Conditional Use, the Public Hearing on this matter was closed.

At this time, the Board moved to the public hearing for the purpose of considering a request by Kevin Anderson, Anderson Trailers, LLC, owner, by Kay Friesema, Bower Design and Construction, agent, for a Conditional Use Permit to allow for the construction of a building and operation of an office and showroom for trailer sales and accessories at 4365-S 27th Street.

With no comments on this conditional use, the public hearing on this matter was closed.

The Board moved to their regular Board meeting.

The Pledge of Allegiance was recited.

Roll call was taken as follows: Present were President Gary Kastenson; Trustees, Doug Schwartz, Paul Ryan, and Keith Kastenson. Also present were, Village Clerk, Linda M. Terry; Village Zoning Administrator, Tim Barbeau; and Asst. Fire/Rescue Chief, Jake Dinauer. Absent were Trustee Tim Geszvain and Treasurer, Barbara Hill.

The Treasurer's Report was read as follows:

JANUARY 1 - JANUARY 31, 2021

Community State Bank - General Checking		
Beginning Balance		\$334,109.36
Deposits:	4,327,635.98	
Disbursements:	4,455,051.99	
ENDING BALANCE:		\$206,693.35
OTHER ACCOUNTS:		
UNRESTRICTED		
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Community State Bank - Money Market	2,256,263.35	
State LGIP Fund - Tax Investment	640,900.80	
TOTAL UNRESTRICTED SAVINGS		2,897,164.15
TOTAL UNRESTRICTED FUNDS		3,103,857.50
RESTRICTED		
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Community State Bank - Bond Escrow	90,605.82	
Community State Bank Storm Water Utility	59,983.14	
Community State Bank Cemetery Fund	16,140.54	
Community State Bank Perpetual Care Fund	6,484.55	
State LGIP Funds - Bond Escrow	60,342.20	
State LGIP Funds - Cemetery	23,695.64	
State LGIP Funds - Equipment Reserve	178,176.15	
State LGIP Funds - Land Reserve	24,336.10	
State LGIP Funds - Raymond SWUD	74,322.09	
State LGIP Funds - Fireworks Bonds	10,623.56	
State LGIP Funds - Fire & Rescue Equip Reserve	310.59	
TOTAL RESTRICTED FUNDS		545,020.38
ALL VILLAGE BANK ACCOUNTS		\$ 3,648,877.88

The Treasurer's report was **APPROVED AS READ ON A RYAN/SCHWARTZ MOTION.**
MOTION CARRIED 4-0.

BILLS PAID FROM: January 26, 2021 – February 22, 2021: Village: \$2,115,486.00; SWUD = \$21,543.42 WERE APPROVED ON A RYAN/SCHWARTZ MOTION. MOTION CARRIED 4-0.

MINUTES FROM PREVIOUS MEETINGS OF: January 25, 2021: were APPROVED ON A SCHWARTZ/RYAN MOTION. MOTION CARRIED 4-0.

SHERIFF'S REPORT:

It was reported that there was a semi stolen on 27th Street. There was also a burglary to a house and a business along 27th Street.

PUBLIC COMMENT NONE

1) Fire Department Business:

Asst. Chief Dinauer stated that the department is working on updating their policy and procedure manual.

They sent out mailers to try to increase membership.

The new truck is going well – it should be delivered in October or November.

2) Storm Water Utility District:

Trustee Schwartz reported that they have finished the work by 3 Mile Road – they are now working by the Pauer's property.

3) Plan Commission Business:

- a. Bradley Maas, 1680 43rd Street, Re: Consideration and possible action on a request for approval of a Certified Survey Map to reconfigure two parcels of land located at 1680 and 1690 43rd Street. Tax Parcel Nos. 1680421-12-034010 and 1680421-13-011021.

Mr. Barbeau reported that the property owner does have an updated survey – it is ready for approval.

APPROVE CERTIFIED SURVEY MAP, MADE ON A RYAN/KASTENSON MOTION. MOTION CARRIED 4-0.

- b. Kyle and Theresa Bosch, 6234 Raynor Ave., applicant, Kenneth and Maureen Bosch, owner, Re: Consideration and possible action on a request for approval of a Certified Survey Map to create a lot located at the southwest corner of 7 Mile Road and 108th Street. Tax Parcel No. 1680421-07-001000.

APPROVED ON A SCHWARTZ/RYAN MOTION. MOTION CARRIED 4-0.

- c. Tine Fedele, Crown Castle, agent for T-Mobile, Re: Consideration and possible action on a request for approval to install new cabinets in the ground enclosure and modify the existing antennas on the communication tower located at 2925 CTH G (Richard Thelen, property owner). Tax Parcel No. 1680421-13-055000.

Mr. Barbeau stated that the Town is up – they are installing two cabinets.

APPROVED ON A RYAN/SCHWARTZ MOTION. MOTION CARRIED 4-0.

- d. Jean and Kevin Anderson, Anderson Trailers, LLC., owners, by Kay Friesema, Bowers Design and Construction, agent, Re: Consideration and possible action on a request for a Conditional Use Permit to construct and operate a trailer sales facility at 4635 27th Street. Tax Parcel No. 1680421-36-005000.

Mr. Barbeau stated that this was on the agenda back in 2018; at that time, they were approved but, had nine months to get the plans updated. They are now coming back with the updated plans. Mr. Barbeau has also received the storm water management plan and the landscape plan.

President Kastenson would like to make sure that the conditional use says that there be no semi-trailer parking on the side; or, can we put a gross vehicle weight for the property? He would allow two transport trailers to transport Mr. Anderson's trailers that are for sale.

APPROVE SUBJECT TO STAFF APPROVAL OF FINAL PLAN; ALSO, LIMIT TO 50 TRAILERS TO SELL; 50 TRAILERS; 2 TRANSPORT TRAILERS AND 28000 POUND GROSS WEIGHT ON SALEABLE TRAILERS, MADE ON A KASTENSON/Ryan MOTION. MOTION CARRIED 4-0.

- e. Village of Raymond/Marvin Geason, Update on Zoning Code edits, specific consideration to change the zoning code in the following sections prior to review and adoption of the more extensive code amendments, and discussion on zoning for the property at the southeast corner of 7 Mile Road and STH 45. (Geason):

M-1 permitted use for commercial condominiums, which would allow them in M-2 as well; the allowance of contractor's offices and outside storage yards in the M-2 district as a conditional use; definition of commercial condominiums

Mr. Barbeau stated that Mr. Gleason was denied M-3 zoning on this piece of property. He would like to submit another plan.

Mr. Barbeau will be meeting with the code review committee to finalize outstanding code questions.

Mr. Gleason will go before the Plan Commission at next month's meeting, and then, there will be a conditional use hearing before the Village Board action.

A man in the audience asked what commercial condominiums were.

Mr. Barbeau stated that they are business buildings with separate entrances for each individual business. They are owned by the occupant, not rented.

4) Village Business:

- a. North Cape Church, 2644 124th Street, Consideration and possible action on a request for a Conditional Use Grant amendment to allow for the construction and use of an outdoor open-air pavilion for outdoor church services, picnics, youth activities, outdoor weddings, anniversary parties, etc., site plan, grading plan, architectural plan and plan of operation approval. Tax parcel No. 1680421-19-045000

Alan Jasperson was present for this matter. He would like the decibel limit out of the conditional use completely. He also stated that WE Energies actually installed the lighting in the parking lot for the church; thus, the church has no control of placement of those lights.

Mr. Barbeau could talk to the electrical company.

President Kastenson stated that he doesn't like the portion of the church's proposed activities to include a "food truck".

Trustee Ryan stated "Right now, without wanting to put up a pavilion, the church can do whatever they want without any permission, correct?"

That is correct.

Trustee Kastenson suggested installing screening until the trees are grown, to act as a barrier.

Mr. Chuck Kraven stated that one of the members of the church would be in charge of overseeing things.

Mr. Gibbs is very worried about the noise.

It was suggested that this be re-visited in one year; that was not approved.

MOTION TO REMOVE LINE “E” AND REMOVE “NOT” IN THE SECOND SENTENCE OF “C”, MADE ON A KASTENSON/RYAN MOTION. MOTION CARRIED 4-0.

President Kastenson also stated that the lighting must be dealt with.

b. Discussion/Decision regarding Noise Ordinance and ATV's:

Clerk Terry informed the Board that, in speaking to the Attorney, the Village already has a noise ordinance in place.

NO ACTION TAKEN

c. Discussion/Decision regarding RCEDC (Racine County Economic Development Corporation):

APPROVE PAYING \$900.00 AS MEMBERSHIP FEES FOR THE 2021 YEAR, MADE ON A SCHWARTZ/RYAN MOTION. MOTION CARRIED 4-0.

d. Update on Cale's Auto

Mr. Barbeau stated that he has come in to apply; however, he didn't leave any additional paperwork with the application. This may be on the next agenda.

TABLE THIS MATTER, MADE ON A SCHWARTZ/RYAN MOTION. MOTION CARRIED 4-0.

e. Magnan Assessing / Cal Magnan: Request for Assessment Correction:

Mr. Magnan stated that there were originally two assessment corrections that he wanted the Board to approve. Unfortunately, the Badillo's have not followed the State law, which requires them to pay at least one-half of their taxes before they can ask for an assessment correction.

Deny Badillo Claim due to the fact that one-half of their taxes have not been paid before requesting an assessment change, made on a Kastenson/Ryan motion. Motion Carried 4-0.

Approve Claim for assessment change for Key Bank, made on a Kastenson/Ryan motion. Motion carried 4-0.

f. Discussion/Decision regarding RCBO Donation:

APPROVE THE SUM OF \$500.00 FOR A DONATION TO RCBO, MADE ON A KASTENSON/RYAN MOTION. MOTION CARRIED 4-0.

At 9:15 pm, the meeting was ADJOURNED ON A RYAN/SCHWARTZ OTION. MOTION CARRIED 4-0.

Respectfully submitted,

**Linda M. Terry
Village Clerk
Village of Raymond**