**PLAN COMMISSION – June 28, 2021 - MINUTES**

On Monday, June 28, 2021, the Village of Raymond Plan Commission held their monthly meeting. The meeting was called to order at 6:30 PM. Present for the meeting were, Chairman, Harold Strohmeier; Secretary Gary Boldt; Members, Scott Brenton, Art Binhack and Joe Strueder. Absent were Commissioners Kevin Cantwell and Steve Daily.

Also in attendance were, Village Zoning Administrator, Tim Barbeau; Village President, Kari Morgan; and two additional Village Board members. There were also twelve residents in attendance.

**AGENDA:**

1. Approval of previous minutes from May 24, 2021

**MINUTES WERE APPROVED ON A BRENTON/STRUEDER MOTION. MOTION CARRIED 5-0.**

1. Public Comment: During the public comment period of the agenda, the Planning Commission welcomes comment from any member of the public, other than an elected Village Board member, on any matter that is not on the agenda. Please be advised the pursuant to State law, the Commission cannot engage in a discussion with you but may ask questions. The Planning Commission may decide to place the issue on a future agenda for discussion and possible action. Each person wishing to address the Planning Commission will have up to 5 minutes to speak. The Planning Commission may also take comment on items on the agenda as called by the Chair, or wait until that item is called. Please note that once the Commission begins discussion on an agenda item, no further comments will be allowed on that issue.

Joe Pohlhammer wants to know if the DNR had been notified about agenda Item #4.

Attorney Kevin Clark, who represents X-Cel LLC, the neighboring property to the South of Cale’s, asked if the planning commission received the letter from him. He also asked the Plan Commission to take the wetlands on the property into consideration. At that time, he gave the Plan Commission a letter.

1. Discussion regarding Ordinance #21-06-28 of the Village Code related to Plan Commission members:

Village President Morgan said that since the Town became a Village, the Village President and one trustee must be on the Plan Commission; as well as five residents of Raymond.

1. John Schlueter, Raymond 40, LLC, owner, Re: Consideration and possible action on a request for approval of the site, grading, landscape, lighting, stormwater management and architectural plans and conditional use permit to operate a vehicle sales, leasing and storage facility and food distribution facility on lands located west of S. 27th Street and north of Trophy Lane (a private road), Tax Parcel No.

680421-25-004200.

Mr. Schlueter said the DNR is okay with him filling in about one acre of wetland since he had already paid for the DNR permit. He also stated the vehicles right now would be semi trailers and the refer trailers would not run on site, so, for now it will only be semi-trailers and they are going to keep the mechanicals on the ground.

**MOTION TO APPROVE AS LONG AS ALL THE STAFF RECOMMENDATIONS ARE FOLLOWED AND THAT IT IS ONLY SEMI-TRAILERS AND ALSO THAT THE MECHANICALS ARE TO BE PLACED ON THE GROUND, MADE ON A BRENTON/BOLDT MOTION. MOTION CARRIED 5-0.**

1. Cales Automotive, 1518 N 124th Street, Re: Appearance by Cale Guschl to explain his current plan of operation, and consideration and possible action on whether the plan of operation meets the approved zoning and conditional use permit and consideration of any subsequent actions by the Village. Tax Parcel 1680421-07-026010.

After a lengthy discussion, the matter was **TABLED TO ALLOW CALE TO GET INFORMATION FROM RACINE COUNTY AND THE DNR, MADE ON A BOLDT/STROHMEIER MOTION. MOTION CARRIED 5-0.**

 **The next meeting date will be July 26, 2021 at 6:30 pm.**

 **AT 7:27 PM, THE MEETING WAS ADJOURNED ON A BOLDT/BRENTON MOTION. MOTION CARRIED 5-0.**

**Respectfully submitted,**

**Gary Boldt**

**Plan Commission Secretary**