

PLAN COMMISSION – February 28, 2022

On Monday, February 28, 2022, the Village of Raymond Plan Commission held their regular monthly meeting. The meeting was called to order at 6:30 PM. Roll call was taken as follows: Present for the meeting were, Chairman Morgan; Members, Gary Boldt, Keith Kastenson, Harold Strohmeier, and Steve Daily. Also present was Zoning Administrator, Tim Barbeau and twenty-five (25) residents. Absent were Commissions Scott Brenton and Kevin Cantwell.

1. Approval of previous minutes from January 24, 2022

MINUTES WERE APPROVED ON A DAILY/KASTENSON MOTION. MOTION CARRIED 5-0.

2. 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 2 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.

Greg Parchym from 3228-96th Street asked about getting a hardship to build a new house on just under 10 acres to split into two lots.

4. Mark Gelhaus, Gelhaus Farms; Consideration and possible action on:

- A. Request for a waiver of regulation regarding the number of parcels that can be created by means of a minor land subdivision any five-year period of time as found in the definition of Minor subdivision under Section 26-189 of the Land Division and Development Code, to allow the approval two Certified Survey Maps to create seven parcels of land without the requisite five-year waiting period between land splits.

Rick Baumann from 6530-5 Mile Road complained about the amount of water being funneled down to a small area instead of a larger area. A few other neighbors complained about the water issue also.

MOTION TO APPROVE WITH THE UNDERSTANDING OF THE TIME LINE OF THIS DEVELOPMENT OF THE FOUR STEPS (1) 2007-INITIAL DIVISION (Road and 2 lots); (2) 2012 – Three Lots – the CSM approved but not recorded until years later; (3) the next division should have been 2017, but that was skipped due to late recording of CSM; (4) Development was on track to be completed in 2022 but due to CSM recording, it would have been pushed back further than originally planned, and also it will be better for the Village for when the Village takes over the road, MADE ON A KASTENSON/STROHMEIER MOTION. MOTION CARRIED 4-1.

- B. Preliminary consideration of the proposed land splits on lands at the west end of Westfield Way. Tax Parcel No. 1680421-15-013061.

No action was taken – it was all taken care of in Part “A”.

5. Jay Sutton, S95 W13481 St. Andrews Dr., Muskego and Lee Lansinger, 1321 Waukesha Road; Consideration and possible action on a request for approval of a Certified Survey Map to reconfigure two parcels of land located at 1321 Waukesha Road. Tax Parcel No. 1680421-10-053000 and 1680421-10-053001

APPROVED PENDING STAFF RECOMMENDATIONS ARE FOLLOWED, MADE ON A BOLDT/KASTENSON MOTION. MOTION CARRIED 5-0.

6. Eric Vesel, Vesel Services, LLC; Consideration and possible action on a request for an amendment to their conditional use permit to allow for a firewood processing operation and a truck terminal with truck servicing on lands located at 215 S 27th Street, including the approval of the site plan and plan of operations for each business. Tax Parcel Nos. 1680421-01-002000 and 1680421-01-007000.

APPROVE THE FIREWOOD FARM MADE ON A BOLDT/DAILY MOTION. MOTION CARRIED 5-0.

THERE WAS NO ACTION TAKEN ON THE TRUCK TERMINAL PORTION OF THIS REQUEST – THERE WAS NO ONE TO ANSWER QUESTIONS.

7. Brandon Deden, 9920 2 Mile Road; Request for a waiver of the Land Development code requiring a 5 acre minimum lot size for a potential land split. Tax parcel No. 1680421-32-028010.

APPROVED ON A KASTENSON/DAILY MOTION. MOTION CARRIED 5-0

8. Alan Jaspersen, agent for Betty Jo McLeod, 10200 W. Bluemound Road, Milwaukee: Preliminary consideration of land splits along S. 60th Street and Sherwood Lane, south of 7 Mile Road. Tax Key. Nos. 1680421-10-001000 and 1680421-11-016000.

NO ACTION REQUIRED

9. Village of Raymond; Consideration and possible action to amend the zoning code to incorporate Section 26-493 – Minimum Lot Sizes into the Village Zoning Code, Chapter 20.

APPROVE AND PASS ON TO THE VILLAGE BOARD, MADE ON A KASTENSON/BOLDT MOTION. MOTION CARRIED 5-0.

10. Village of Raymond; Discussion, consideration and possible action on code issues related to:

- electronic message boards
- requiring soil evaluation surveys prior to approval of plats and certified survey maps.

NO ACTION TAKEN AT THIS TIME.

At 7:43 PM, the meeting was ADJOURNED ON A BOLDT/DAILY MOTION. MOTION CARRIED 5-0.

Respectfully submitted,

Gary Boldt