

PLAN COMMISSION – March 28, 2022 – Minutes

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

1. Approval of previous minutes from February 28, 2022

APPROVED WITH THE CHANGE OF AGENDA ITEM #6 HAVING A 4/2 VOTE; MADE ON A DAILY/KASTENSON MOTION. MOTION CARRIED 6-0.

2. Public Comment:

Gwen Keller of 2529-76th Street talked about running for School Board.

Art Binhack of 1298 Waukesha Road talked about running for School Board.

John Eigenauer of 7107-Highway G talked about how developments should not be causing water problems and erosion on neighboring properties. He also talked as a fireman about long and narrow driveways and he would like to see better standards for long driveways.

3. Mark Gelhaus, Gelhaus Farms; Consideration and possible action on a request for approval of the southerly Certified Survey Map for development of the Gelhaus Farms. Tax Parcel No. 1680421-15-013061.

APPROVE AS LONG AS STAFF RECOMMENDATIONS ARE FOLLOWED, MADE ON A KASTENSON/MORGAN MOTION. MOTION CARRIED 6-0.

4. Eric Vesel, Vesel Services, LLC;

- A. Reconsideration of the Conditional Use grant to the Firewood Farmer to consider additional conditions related to number of loads of wood and height of wood stacks.
- B. Consideration and possible action on a request for an amendment to their conditional use permit to allow the operation of a truck terminal with truck servicing on lands located at 215 S 27th Street, including the approval of the site plan and plan of operation. Tax Parcel Nos. 1680421-01-002000 and 1680421-01-007000.

MOTION TO ALLOW VESEL TO HAVE ONE (1) OTHER BUSINESS BESIDES HIS OWN ON THE PROPERTY, AND HE WILL HAVE THIRTY (30) DAYS TO HAVE THE OTHER TWO BUSINESSES OFF OF THE PROPERTY OR THE VILLAGE WILL PULL HIS CONDITIONAL USE PERMIT, MADE ON A KASTENSON/BOLDT MOTION. MOTION CARRIED 6-0.

5. Alan Jasperson, agent for Betty Jo McLeod, 10200 W. Bluemound Road, Milwaukee: Consideration and possible action on a request for approval of a Certified Survey Map to split a parcel of land into two parcels located at the southeast corner of 7 Mile Road and S. 60th Street. Tax Parcel No. 1680421-11-016000.

MOTION TO APPROVE, CONTINGENT ON ALL STAFF RECOMMENDATIONS BEING FOLLOWED, MADE ON A BOLDT/STROHMEIER MOTION. MOTION CARRIED 6-0.

6. Alan Jasperson, agent for Betty Jo McLeod, 10200 W. Bluemound Road, Milwaukee: Consideration and possible action on a request for approval of a Certified Survey Map to split a parcel of land into three parcels located at the southernmost limit of S. 60th Street at Sherwood Lane. Tax Parcel No. 1680421-10-001000.

MOTION TO APPROVE, MADE ON A BOLDT/KASTENSON MOTION. MOTION CARRIED 6-0.

7. Ed Robinson, 2156 43rd Street, Consideration and possible action on a request for a waiver to allow the creation of two lots less than 5 acres and less than 250 foot frontage; and input on potential land split location on the property.

MOTION TO APPROVE, MADE ON A KASTENSON/BOLDT MOTION. MOTION CARRIED 6-0.

8. Village of Raymond: Consideration and possible action to amend the zoning code to incorporate the allowance of Electronic Message Boards as part of wall, pole and monument signs in the Village of Raymond.

MOTION TO SEND ON TO THE VILLAGE BOARD FOR APPROVAL, MADE ON A BOLDT/KASTENSON MOTION. MOTION CARRIED 6-0.

9. Greg Parchym 3228 96th Street; Consideration and possible action on a request to divide land located at 3228 96th Street into two parcels that are less than 5 acres and 250 feet of frontage.

MOTION TO APPROVE WITH THE LOT LINE GOING STRAIGHT EAST AND TO HAVE THREE YEARS TO BUILD A HOUSE AFTER THE CSM IS APPROVED, MADE ON A BOLDT/KASTENSON MOTION. MOTION CARRIED 6-0.

The next meeting date will be April 25, 2022.

MEETING WAS ADJOURNED AT 7:24 PM, ON A BOLDT/DAILY MOTION. MOTION CARRIED 6-0.

Respectfully submitted,

**Gary Boldt, Secretary
Plan Commission**