

PLAN COMMISSION – June 27, 2022 - MINUTES

The Village of Raymond Planning Commission held their monthly meeting on Monday, June 27, 2022. The meeting was called to order at 6:00 PM. Present for the meeting were, President Kari Morgan; Commission Members, Gary Boldt, Keith Kastenson, Harold Strohmeier, Scott Brenton, Steve Daily and Lori Burnett. Also present were Zoning Administrators, Orrin Sumwalt and Jeff Munkel as well as approximately 30 residents.

AGENDA:

1. Plan Commission Annual Elections

MOTION TO HAVE GARY BOLDT AS PLAN COMMISSION SECRETARY, MADE ON A BRENTON/BURNETT MOTION. MOTION CARRIED 7-0.

2. Approval of previous minutes from May 23, 2022

APPROVED ON A BRENTON/KASTENSON MOTION. MOTION CARRIED 7-0.

3. 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.

NONE

4. Debra Nehring, 1831 Waukesha Road, Consideration and possible action on a waiver to create a 5 acre parcel of land with less than 250 feet of frontage located at 12121 5 MILE RD W (Tax Key No. 1680421-19-014000). **APPROVE THE OPTION WITH 100' DRIVEWAY, MADE ON A BOLDT/STROHMEIER MOTION. MOTION CARRIED 7-0.**

5. Eric Vesel (Vesel Services), 215 27th Street: Consideration and possible action on a request for a conditional use permit for GBF Trucking to operate a trucking business within existing tenant spaces at 215 27th Street and approval of the site and operation plan. Tax Parcel Nos. 1680421-01-007000 & 1680421-01-002000.

APPROVE WITH 40 TRUCK PARKING SPOTS, MADE ON A KASTENSON/DAILY MOTION. MOTION CARRIED 7-0.

6. Repairsmith, Inc., 2333 Utah Ave., Ste. 104, El Segundo, CA 90245: Consideration and possible action on a request for a conditional use permit to operate a mobile repair business use at 1500 122nd Street, Suite C (Property owner: Xcel, LLC) and approval of the associated site plan and plan of operation. Tax Parcel No. 1680421-07-031010.

APPROVED ON A BRENTON/BOLDT MOTION. MOTION CARRIED 7-0.

7. OneEnergy Development, LLC, 1882 E Main Street #207, Madison, WI 53704: Consideration and possible action on a request for a conditional use permit to operate a solar utility along 5 Mile Road (Property owners: Jerry & Lori Warntjes) and approval of the site plan, grading plan, plan of operation and soil disturbance permit. Tax Parcel No. 1680421-24-011000.

MOTION TO DENY BECAUSE IT DOES NOT FIT INTO RAYMOND'S LONG TERM LAND USE PLAN, MADE ON A KASTENSON/BRENTON MOTION. MOTION CARRIED 7-0.

8. OneEnergy Development, LLC, 1882 E Main Street #207, Madison, WI 53704: Consideration and possible action on a request for a conditional use permit to operate a solar utility along 108th St (Property owners: Dustin Warntjes) and approval of the site plan, grading plan, plan of operation and soil disturbance permit. Tax Parcel No. 1680421-31-007000.

MOTION TO APPROVE WITH THE CONDITIONS: THEY FOLLOW ALL SEVEN OF THE STAFF RECOMMENDS; THAT THEY PUT THE ROAD IN THAT WAS PLANNED FOR WHEN THAT PROPERTY WAS GOING TO BE SUBDIVIDED; THEY DIG AROUND THE WHOLE AREA TO HAVE THE SOLAR PANELS TO CHECK FOR TILE SO THEY HAVE AN IDEA OF WHERE THEY ARE SO IF THEY HIT ANY THEY MUST FIX AND RE-ROUTE THE TILE; THEY MUST PLANT TREES THAT WILL GROWN TO AT LEAST TEN FEET TALL AROUND THE BORDER; THEY GET THE VILLAGE BOARD'S APPROVAL AND IF THE BOARD PUT OTHER RESTRICTIONS, THEY MUST BE FOLLOWED, MADE ON A KASTENSON/BOLDT MOTION. MOTION CARRIED 7-0.

9. Anderson Ashton Design/Build, 2746 S. 166th Street, New Berlin, WI, agent Jack Takerian, GARNI, LLC, Owner, Consideration and possible action 2-lot Certified Survey Map to be located on property south of 4221 Courtney Road.

APPROVED ON A BOLDT/KASTENSON MOTION. MOTION CARRIED 7-0.

10. Miscellaneous Zoning Administrator Updates - Jeff Muenkel spoke of Zoning Issues that need to be addressed.

At 7:19 PM, the meeting was ADJOURNED ON A BOLDT/KASTENSON MOTION. MOTION CARRIED 7-0.

Respectfully submitted,

Gary Boldt

Plan Commission Secretary