

MINUTES / PLAN COMMISSION – May 22, 2023

The Village of Raymond Planning Commission held their regular monthly meeting on Monday, May 22, 2023.

The meeting was called to order at 6:30 PM. Present for the meeting were, Chairperson Kari Morgan; Members, Gary Boldt, Keith Kastenson, Steve Daily, Scott Brenton, Lori Burnett and Thomas (Tag) George. Also in attendance were Village Zoning Administrator, Orrin Sumwalt, and approximately twenty-five residents.

AGENDA:

1. Approval of previous minutes from April 24, 2023
MINUTES WERE APPROVED ON A DAILY/KASTENSON MOTION. MOTION CARRIED 7-0.
2. Public Comment: Rich Briski talked about the water going over his field instead of going down the ditch to the creek. Jim Callewaert, 4633 51st Street, complained about his CSM not being taken care of.
3. Musafar Group, LLC, 3039 W. 6 ½ Mile Road, Caledonia, WI 53108 (Property owner: Musafar Group, LLC) Consideration and possible action on a request for a site plan and plan of operation amendment and associated soil disturbance approval for a practice track for Akal Trucking, LLC's drivers to practice their semi-truck turning movements:
Commissioner Kastenson motioned to approve with the following stipulations: 1) To remove item number four of the staff recommendations and 2) Put up absolutely no truck sign west of their driveway and 3) Put up a no engine braking sign facing west; seconded by Commissioner Boldt. MOTION CARRIED 7/0.
4. Keith A. Kindred, 501 Maple Ave, Delafield WI 53108 (Property owner: Carol Merkovich Family Trust DTD) Consideration and possible action on a request for approval of a CSM to create two (2) parcels on property located at 11319 4-1/4 Mile Road.
Commissioner Boldt motioned to approve as long as all staff recommendations are to be followed. The motion was seconded by Commissioner Kastenson. MOTION CARRIED 7/0.
5. James R. Hribar, 12091 W 7 Mile Rd, Franksville, WI 53126. Consideration and possible action on a request for approval of a CSM to create two (2) parcels on property located on W 7 Mile Road.
Approved on a Brenton/Kastenson motion. Motion carried 7/0.
6. Miscellaneous Zoning Administrator Updates
Village Zoning Administrator Orrin Sumwalt just talked about drainage.
7. **Recess. The meeting went into recess on a Boldt/Burnett motion at 7:05 PM. Motion carried 7/0.**
8. **Reconvene. The meeting reconvened at 10:06 PM on a Boldt/Daily motion. Motion carried 7/0.**

9. Joseph Altenhoff (ARC Design Resources, Inc.) 5291 Zenith Parkway, Loves Park, IL 61111.
 - 1) Consideration of a request for an amendment to the Village of Raymond 2035 Comprehensive Plan to change the Future Land Use Map designation from industrial/business park use to commercial use;
 - 2) Consideration of a request to rezone from A-2 General Farming and Residential District II to B-5 Highway Business District for a 24-hour Road Ranger travel center on property located at 2058 27th Street (Property owner: 7 Mile Fair).
 - 3) Consideration of a request for a conditional use permit for a 24-hour Road Ranger travel center on property located at 2058 27th Street (Property owner: 7 Mile Fair).
 - 4) Consideration and possible action on a request for approval of a Certified Survey Map to create two (2) parcels on property located at 2058 27th Street (Property owner: 7 Mile Fair).
Commissioner Brenton motioned to approve the amendment to the Comprehensive Plan suggesting that if approved, drainage conditions should be a part of the conditional use if the rezoning and Conditional Use were recommended for approval. The motion was seconded by Commissioner Kastenson. The motion failed on a 3/4 vote. So, the Planning Commission did not make a recommendation to the Village Board.

Adjournment: Next meeting date June 26, 2023

The meeting was ADJOURNED ON A BOLDT/DAILY MOTION. MOTION CARRIED 7-0.

Respectfully submitted,

**Gary Boldt
Plan Commission Secretary**