

MAY 22, 2023 VILLAGE MEETING MINUTES

Call the meeting to order at 7:30 p.m.

The Public Hearings were held for:

1. Joseph Altenhoff (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: 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 for a Road Ranger travel center on property located at 2058 27th Street (Property owner: 7 Mile Fair, Inc.). Tax Parcel No 168-04-21-13-001-000.
2. Joseph Altenhoff (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: 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, Inc.). Tax Parcel No 168-04-21-13-001-000.
3. Joseph Altenhoff (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: 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, Inc.) and approval of the associated site plan, grading plan, plan of operation, and soil disturbance permit. Tax Parcel No 168-04-21-13-001-000.

The Pledge of Allegiance was recited.

Village Attorney Stan Riffle introduced the hearings, stating that although there were different legal standards for approval of change of a Comprehensive Plan, a rezone, and a conditional use permit (stressing the quasi-judicial nature of that public hearing), that for expediency purposes, the Plan Commission and Village Board would hold a single public hearing on all three issues. He stated that the Zoning Administrator would introduce the subject material, and then the applicant would give a presentation and then those who wish to speak during the Public Hearings would be able to speak. He stressed that the overall goal is to determine whether the information persuades the Village that the Plan should be amended to allow the Village to rezone the property, and if so, that evidence supports that the application for the conditional use permit meets the criteria under the ordinance, and that there is no contrary evidence overriding the evidence presented by the applicant.

Zoning Administrator Orrin Sumwalt presented an overview of the application by Arc Design Resources for the Road Ranger travel center.

Steve Vanden Noven, Vice President of Road Ranger USA, gave a power point presentation on the proposed Road Ranger travel center.

For the Public Comment phase of the hearing, 28 individuals spoke about the proposal. The majority of the speakers spoke against the proposal for reasons of excess noise, pollution, bright lights all night, the possibility of crime, potential health concerns, issues with wells and drainage, and traffic, presenting articles and a packet of information for the board. A few spoke for the proposal, stating that there is a nationwide shortage of truck parking, and that it would be very convenient to have the travel center nearby.

The Public Hearing was closed.

Roll call was taken as follows: Present were, President Kari Morgan; Trustees; Mike Thelen, Doug Schwartz, Keith Kastenson and Bill Wilson. Also present were Village Clerk/Administrator, Barbara Hill, and Village Attorney, Stan Riffle.

The Treasurer's report was presented:
APPROVED as presented by: Doug Schwartz, Mike Thelen MOTION CARRIED 5-0.

Village of Raymond
Treasurer's Report
 APRIL 1-30, 2023

Community State Bank - General Checking		
Beginning Balance		\$323,247.28
Deposits:	278,202.27	
Disbursements:	441,424.58	
ENDING BALANCE:		\$160,024.97
 OTHER ACCOUNTS:		
 UNRESTRICTED		
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Community State Bank - Money Market	42,997.88	
State LGIP Fund - Tax Investment	1,297,280.95	
TOTAL UNRESTRICTED SAVINGS		1,340,278.83
 TOTAL UNRESTRICTED FUNDS		 1,500,303.80
 RESTRICTED		
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Community State Bank - Bond Escrow	134,306.27	
Community State Bank Storm Water Utility	34,116.84	
Community State Bank Cemetery Fund	36,020.14	
Community State Bank Perpetual Care Fund	9,877.39	
State LGIP Funds - Bond Escrow	62,264.37	
State LGIP Funds - Cemetery	38,238.26	
State LGIP Funds - Equipment Reserve	117,580.05	
State LGIP Funds - Land Reserve	25,111.34	

State LGIP Funds - Raymond SWUD	141,796.65
State LGIP Funds - Fireworks Bonds	10,961.96
State LGIP Funds - Fire & Rescue Equip Reserve	338.00
State LGIP Funds - ARPA	374,352.01
TOTAL RESTRICTED FUNDS	984,963.28
ALL VILLAGE BANK ACCOUNTS	\$ 2,485,267.08

BILLS PAID: April 25-May 22, 2023; Village=\$75,362.00; Storm Water Utility District=\$0.
APPROVED on a Mike Thelen, Keith Kastenson motion. MOTION CARRIED 5-0.

MINUTES from April 24, 2023 APPROVED on a Keith Kastenson, Bill Wilson motion. MOTION CARRIED 5-0. Minutes from April 26, 2023 APPROVED on a Doug Schwartz, Mike Thelen motion. MOTION CARRIED 5-0.

SHERIFF’S REPORT: Report was presented by Lt. Gehrand. Board requested increased patrolling on Hwy G due to reports of excessive speeding.

PUBLIC COMMENTS: No public comments.

Fire Department Business: Fire Chief Adam Smith presented a written report to the Board.

Storm Water Utility District: The board met and is organizing spraying for the year, and planning projects for next year.

Plan Commission Business:

At this point, the Planning Commission reconvened their meeting at 10:06 pm, and the Planning Commission and Village Board meetings were running concurrently.

1. Joseph Altenhoff (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: 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 for a Road Ranger travel center on property located at 2058 27th Street (Property owner: 7 Mile Fair, Inc.). Tax Parcel No 168-04-21-13-001-000.

The Planning Commission did not recommend approval of the request, and the Planning Commission then adjourned their meeting.

A memo from the Village Planner from 2022 was cited, stating that conditional uses “should not be hazardous, harmful, offensive or otherwise adverse to environmental quality, water quality, shorelands or property values”, and that evidence was presented that documented many of these issues related to the project. The Board discussed the potential issues of noise, pollution, the need for sound barriers and water studies, and also the economic needs of the village to bring in tax revenues and whether this type of use would be better or worse than the planned use of industrial/business park.

A motion was made by the Village Board to deny the request for an amendment to the Village's Comprehensive Plan because of health concerns for nearby residents, and concerns for property value of the neighborhood adjacent to the property, which would come with requiring a switch to commercial zoning.

MADE ON A Mike Thelen, Bill Wilson motion. MOTION CARRIED 3-2.

Because the Village Board did not approve the request for an amendment to the Comprehensive Plan, it was considered unnecessary to discuss the requests for rezoning, conditional use and certified survey map.

2. Joseph Altenhoff (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: 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, Inc.). Tax Parcel No 168-04-21-13-001-000.

No discussion or action based upon decision not to amend Comprehensive Plan.

3. Joseph Altenhoff (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: 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, Inc.) and approval of the associated site plan, grading plan, plan of operation, and soil disturbance permit. Tax Parcel No 168-04-21-13-001-000.

No discussion or action based upon decision not to amend Comprehensive Plan.

4. Joseph Altenhoff (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: 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, Inc.). Tax Parcel No 168-04-21-13-001-000.

No discussion or action based upon decision not to amend Comprehensive Plan.

5. 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. Tax Parcel No. 168-04-21-12-038-030.

The Planning Commission recommended approval with staff recommendations. The Village Board then made a motion to approve with staff recommendations.

MADE ON A Doug Schwartz, Keith Kastenson motion. MOTION CARRIED 5-0.

6. Keith A. Kindred, 501 Maple Avenue, Delafield, WI 53018 (Property owner: Carol Merkovich Family Trust DTD). Consideration and possible action on a request for approval of a Certified Survey Map to create two (2) parcels on property located at 11319 4 ½ Mile Road. Tax Parcel Nos. 168-04-21-19-035-000 and 168-04-21-30-003-000.

The Planning Commission recommended approval with staff recommendations. The Village Board then made a motion to approve with staff recommendations.

MADE ON A Mike Thelen, Bill Wilson motion. MOTION CARRIED 5-0.

7. James R. Hribar, 12091 W. 7 Mile Road, Franksville, WI 53126. Consideration and possible action on a request for approval of a Certified Survey Map to create two (2) parcels on property located on W. 7 Mile Road bearing Tax Parcel No. 168-04-21-08-006-000.
The Planning Commission recommended approval. The Village Board then made a motion to approve.
8. **MADE ON A Doug Schwartz, Keith Kastenson motion. MOTION CARRIED 5-0.**
9. Miscellaneous Zoning Administrator Updates. None.

VILLAGE BUSINESS:

1. **Discussion/Decision regarding appointing a new Plan Commission member to fill Discussion/Decision regarding the McLeod reimbursement invoice;**
The Board directed Attorney Stan Riffle to accept the lesser settlement as offered by Ms. McLeod. No motion was made.
2. **Discussion/Decision regarding appointing Plan Commission members for the two expiring terms;**
Motion was made to appoint Jonathan Boldt, and reappoint Scott Brenton.
MADE ON A Mike Thelen, Doug Schwartz motion. MOTION CARRIED 5-0.
3. **Discussion/Decision regarding paying invoices for the Village Hall roof project: \$102,945.17 from Carlson Roofing, and \$5,578.22 from Industrial Roofing Services;**
Motion was made to pay the invoices.
MADE ON A Doug Schwartz, Keith Kastenson motion. MOTION CARRIED 5-0.

Announcements: None.

9. Adjourn - At 11:10 pm, the meeting was ADJOURNED ON A Doug Schwartz, Mike Thelen MOTION. MOTION CARRIED 5-0.

Minutes Respectfully submitted,

Barbara Hill, Clerk/Administrator
Village of Raymond