

**1. Meeting called to order**

President Dobbs called the meeting to order at 6:00 p.m. at Village Hall, 5043 Chester Lane.

**2. Roll Call/Introductions**

Members present: Thomas Knitter, Trustee Weatherston, Nancy Pierce, President Dobbs, Scott Olley, Joseph Kiriaki, Tim Just.

Also Present: Development Director Peter Wagner

**3. Approval of Minutes**

Approval of October 31, 2022, meeting minutes.

Motion by Trustee Weatherston to approve the minutes as presented.

Seconded by Knitter.

Motion carried unanimously.

**4. Citizens' Comments**

None

**5. Public Hearing and Possible Action on Items set for Public Hearing**

**A. CONDITIONAL USE AND BUILDING, SITE, AND OPERATIONS PLAN REVIEW - Review a request for a conditional use to operate a landscape contractor's yard with outdoor storage and review a request to approve a building, site, and operation plan for the construction and utilization of a ±8,160 square-foot commercial building for the landscape business located on a vacant parcel located north of 8420 CTH V submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. (Parcel ID No. 104-04-22-06-019-010)**

Wagner read from his report submitted with the Plan Commission packet.

President Dobbs opened the Public Hearing at 6:04.

President Dobbs asked three times if anyone wanted to speak in favor of the request.

*None.*

President Dobbs asked three times if anyone wanted to speak against the request.

*None.*

President Dobbs closed the Public Hearing at 6:06.

**5A. Commission Deliberation**

Applicant Eric Ross addressed the Commission. He asked that the requirement that masonry materials are used on all sides of the proposed building be waived because the west side will face an existing building.

Ross asked about the requirement to submit a lighting plan, noting the minimal number of proposed lights.

Wagner said the Commission may approve the proposal as presenting using the three-quarter rule. He explained the Village requests for a lighting plan to have on file for future reference if lighting changes are proposed.

**Motion by Trustee Weatherston** that the Plan Commission recommends that the Village Board approves the Conditional Use allowing the operation of a landscape contractor's yard with outdoor storage of related commercial equipment and materials for the property located directly north of 8420 CTH V with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use is similar to the abutting commercial use and will not negatively impact abutting parcels.
3. The proposed use is consistent with the 2035 Land Use Plan designating commercial use for the parcel.

**Seconded by Knitter**

**Motion carried unanimously.**

**Motion by Trustee Weatherston** That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±8,160 square-foot commercial building be approved with conditions outlined in the conditional use permit with the exception for the following reasons:

1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of commercial.

**Seconded by Knitter**

**Motion carried unanimously.**

**6. New Business**

**A. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Review and building, site, and operation plan to construct and utilize a ±26,000 square-foot addition to an existing commercial**

**building located 4234 Courtney Street submitted by Steven Wright, Applicant, Wright Ventures LLC, Owner. (Parcel ID No. 168-04-21-36-001-080)**

Wagner read from his report submitted with the Planning Commission packet.

**6A. Commission Deliberation**

**Motion by Trustee Weatherston** that the Planning Commission recommends to the Village Board that the building, site, and operation plan for construction and utilization of a ±26,000 square-foot addition to the existing manufacturing building located at 4234 Courtney Street in the Village of Raymond be approved subject to the approval by the Village of Raymond for the following reasons:

1. The Village of Raymond granted approval of the proposed building, site, and operation plan in accordance with plans received on November 14, 2022.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

**Seconded by Olley**

**Motion carried unanimously.**

**6. - Adjournment**

**Motion** by to adjourn by Trustee Weatherston. **Seconded** by Knitter. Motion carried unanimously. Meeting adjourned at 6:30 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician