

**1. Meeting called to order**

President Weatherston called the meeting to order at 6:03 p.m. at Village Hall, 5043 Chester Lane.

**2. Roll Call/Introductions**

Members present: Trustee Pierce, Thomas Knitter, President Weatherston, Joseph Kiriaki, Tim Just.

Absent: Scott Olley

Also Present: Development Director Peter Wagner, Anthony Bunkelman P.E., Public Services Director, and Ryan Schmidt, P.E. Engineer.

**3. Approval of Minutes**

Approval of March 27, 2023, meeting minutes.

**Motion by Knitter** to approve the minutes as presented.

**Seconded by Just.**

**Motion carried unanimously.**

**4. Citizens' Comments**

None.

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

**A. CONDITIONAL USE REVIEW** – Review a request for a conditional use to operate a classic car sales business with no outdoor display or storage of vehicles or equipment located at 5141 Douglas Avenue, submitted by Sal Akbani, Applicant, Zales Discount LLC, Owner. (Parcel ID No. 104-04-23-20-103-160)

President Weatherston opened the Public Hearing at 6:06.

Wagner read part of his report submitted with the Plan Commission packet, noting the business will not include any outdoor storage of vehicles or equipment.

Weatherston asked three times if there was anyone who wished to speak in favor of the proposal.

None.

Weatherston asked three times if there was anyone who wished to speak against the proposal.

None.

Weatherston closed the Public Hearing at 6:11.

**5A. Commission Deliberation**

**Motion by Trustee Pierce** that the Plan Commission recommends that the Village Board approves the

Conditional Use for 5141 Douglas Ave., allowing the operation of a classic car sales business with no outdoor display of vehicles or equipment and no vehicle repair or service 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 consistent with the 2035 Land Use Plan designating commercial use for the parcel.

**Seconded by Knitter.**

**Motion carried unanimously.**

**B. REZONE** – Review a request to rezone a parcel consisting of ±0.5 acres located on the northeast corner of 4 Mile Road and Erie Street from R-6, Two-Family Residential District to RD-1, Two-Family Residential District for the purpose of reclassifying the district to reflect the current zoning code district category, submitted by Matthew Coury, Applicant, Timothy Christensen, Owner. (Parcel ID No. 104-04-23-21-321-000)

President Weatherston opened the Public Hearing at 6:15.

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

Weatherston asked three times if there was anyone who wished to speak in favor of the proposal.

None

Weatherston asked three times if there was anyone who wished to speak against the proposal.

None

Weatherston closed the Public Hearing at 6:19.

**5B. Commission Deliberation**

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

**Motion by Kiriaki** that the Plan Commission recommends to the Village Board that the parcel located on the northeast corner of 4 Mile Road and Erie Street be rezoned from R-6, Two-Family Residential District to RD-1, Two-family Residential District for the following reasons:

1. The rezoning of the parcel will maintain existing property rights to develop the property as a two-family residential development.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as medium density residential for the subject property.

**Seconded by Just.**

**Motion carried unanimously.**

**6. New Business**

**A. BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the expansion of the existing ranger station at Jellystone Campground located at 8425 STH 38 submitted by David Raschka, Applicant, Bear Country Holdings LLC, Owner. (Parcel ID No. 104-04-22-04-017-000).

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

**6A. Commission Deliberation**

**Motion by Trustee Pierce** That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±785 square-foot expansion to the existing ranger station located in the western portion of the property located at 8425 STH 38 be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing recreational uses on the property.

**Seconded by Knitter.**

**Motion carried unanimously.**

**B. CERTIFIED SURVEY MAP** – Review a certified survey map creating two lots for the parcel located at 5628 CTH H submitted by Elizabeth D. Proeber, Applicant, Harold & Susan Proeber, Owners. (Parcel ID No. 104-04-22-20-047-000).

Schmidt read from his report submitted with the Plan Commission packet. There is a Waiver Modification request in direct reference to the creation of Lot 2. This lot will be 275 feet wide by 1,291.62 feet long. This is the length of the existing property along the south lot line and makes the 2.5 to 1 requirement difficult to meet. Creating the lot in this manner avoids the creation of a flag lot and the proposed layout of the lot also fits the existing nature of lots along this stretch of CTH H.

Schmidt provided a list of conditions that a CSM would be subject to if the Plan Commission and Village Board voted to approve the CSM.

**6B. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends that the Village Board approve a certified survey map creating two lots for the parcel located at 5628 CTH H submitted by Elizabeth D. Proeber, Applicant, Harold & Susan Proeber, Owners, subject to conditions 1 through 15 listed in the staff Memo. (Parcel ID No. 104-04-22-20-047-000).

**Seconded by Just.**

**Motion carried unanimously.**

**C. CERTIFIED SURVEY MAP** – Review a certified survey map creating two lots for the parcel located at 7528 W. River Road submitted by Reynaldo D. Reyes, Applicant and Owner. (Parcel ID No. 104-04-22-10-011-000).

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

Schmidt read from his report submitted with the Plan Commission packet. There is a Waiver Modification request that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a flag lot for Lot 2.

Waiver/Modification Request #1 is in direct reference to the remnant parcel of Lot 2. This lot is currently flag shaped and is proposed to remain flag shaped with the proposed CSM layout. This allows the lot to maximize the farming capabilities of the land while allowing a portion to be divided that does not require a 2.5:1 waiver.

Schmidt provided a list of conditions that a CSM would be subject to if the Plan Commission and Village Board voted to approve the CSM.

**6C. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends that the Village Board certified survey map creating two lots for the parcel located at 5628 CTH H submitted by Elizabeth D. Proeber, Applicant, Harold & Susan Proeber, Owners, subject to the 14 conditions listed in the staff Memo. (Parcel ID No. 104-04-22-20-047-000).

**Seconded by Pierce.**

**Motion carried unanimously.**

**D. CERTIFIED SURVEY MAP** – Review a certified survey map for the parcel located at 6427 Hoods Creek Road submitted by Richard Ruffo, Applicant, Richard & Diane Ruffo Revocable Trust, Owner. (Parcel ID No. 104-04-22-35-002-000).

Schmidt read from his report submitted with the Plan Commission packet. The property currently has an R-2S Zoning Classification. R-2S Zoning requires 150 feet of frontage and 40,000 sq. ft. minimum lot size. The CSM meets and/or exceeds these requirements. The Village’s 2035 Land Use Plan shows that the recommend use for the land as low density residential (19,000 Sq. Ft. to 1.49 Acres per dwelling unit). The proposed Lot exceeds this requirement.

**6D. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends that the Village Board approve a certified survey map for the parcel located at 6427 Hoods Creek Road submitted by Richard Ruffo, Applicant, Richard & Diane Ruffo Revocable Trust, Owner, subject to the 10 conditions listed in the staff Memo. (Parcel ID No. 104-04-22-35-002-000).

**Seconded by Pierce.**

**Motion carried unanimously.**

**E. COOPERATIVE BOUNDARY AGREEMENT REVIEW** – Review a master sign plan for an existing commercial building located at 1339 27th Street, Village of Raymond, submitted by Rosie Olle, Applicant, Mortle Properties LLC, Owner. (Parcel ID No. 168-04-21-12-038-400).

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

**Motion by Kiriaki** that the Plan Commission recommends that the Village Board approve the sign plan submitted by Rosie Olle as presented for the property located at 1339 27th Street for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed wall signs will not create sign clutter or confusion along the freeway corridor.

**Seconded by Knitter.**

**Motion carried unanimously.**

**7. - Adjournment**

**Motion by Pierce** to adjourn.

**Seconded by Knitter.**

**Motion carried unanimously.**

Meeting adjourned at 6:52 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician