

**Town of Raymond**  
**Planning Commission Meeting Minutes**  
**July 27, 2009**

**Roll Call:** Commissioner Boldt called the meeting to order at 6:30 p.m. Present were commissioners Boldt, Strohmeier, Cantwell and Babe. Commissioner Strueder arrived at 6:35p.m. and Commissioner Binhack arrived at 6:40p.m. Commissioner Sinda was absent. Also present was Town Engineer Chris Stamborski of R.A. Smith National, Engineer Randy Bruckner for the Equestrian Estates agenda item and approximately twelve (12) residents.

**Election of Officers:** This agenda item was held over until all planning commissioners can be present.

**Approval of previous minutes: June 22, 2009 & July 11, 2009 –** Commissioner Cantwell moved, seconded by Commissioner Strohmeier to approve the June 22, 2009 meeting minutes as presented, carried 5/0. Commissioner Cantwell moved, seconded by Commissioner Strohmeier to approve the July 11, 2009 minutes as presented, carried 5/0.

**Public Comment: Pertaining to items not listed on the agenda:** None.

**Public Comment: Pertaining to items on agenda –** Resident Joe Pohlhammer requested to comment during the concept plan review/approval for Equestrian Estates. Resident Bob Flasz requested to speak on the waiver request for the shared driveway for two homes.

**Conditional Use & Variance**

**Josh Johnson of BCI for North Cape School Addition:** Commissioner Boldt abstained from this agenda item. Commissioner Cantwell moved, seconded by Commissioner Babe to approve with the stipulation that all Racine County recommendations are followed, carried 4/0.

**Conditional Use Application**

**Alan & Janet Jaspersen, 5232 W. 5 Mile Rd., Inside storage with Restored Barn:** Commissioner Boldt moved, seconded by Commissioner Cantwell to approve with the following conditions: 1.) Follow all Racine County recommendations and 2.) Reference the NFPA code book and chapter that will pertain to this, carried 5/0.

**Soil Disturbance Permit**

**Rick Baumann, 6504 W. 5 Mile Rd.:** Commissioner Boldt moved, seconded by Commissioner Strueder to approve as presented and follow all Town Engineer's recommendations, carried 5/0.

**After-the-Fact Soil Disturbance Permits**

**Jeffrey Rozanske, 7 Mile Rd. (Parcel#012042112009000):** Commissioner Boldt moved, seconded by Commissioner Cantwell to approve as presented with the following stipulations: Double permit fees due, all town engineer's recommendations followed, to have the DPW check the culvert to make sure it was not damaged during the project and have the Town Board set a road bond, carried 6/0.

**Howard D. Smith, 4398 80<sup>th</sup> St.:** Commissioner Boldt stated that this soil disturbance was only for a building pad. Mr. Smith explained that this is all he was doing. Commissioner Boldt stated that he felt Mr. Smith did not need a soil disturbance permit. Commissioner Boldt called for a vote of Planning Commission members that felt there

was no need for a permit. Five members stated that he did not need a permit and one member stated that he did need a permit. The Planning Commission took no action on this issue.

**Jim Zamitalo, 9401 W. 5 Mile Rd.:** Commissioner Cantwell moved, seconded by Commissioner Babe to approve as presented and no double permit fees would be charged, carried 6/0.

**Input on Shared Driveway for Two Homes**

**Mike Hood, 3520 W. 7 Mile Rd.:** Resident Bob Flasz stated that in his opinion the deed restriction is irrelevant and feels it would be wrong if the Planning Commission denied Mr. Hood's request. Commissioner Boldt moved, seconded by Commissioner Strohmeier to deny the request based on Ordinance 26-493 and the letter from Town Attorney Timothy Pruitt, carried 4/0.

**Concept Plan Review/Approval**

**Equestrian Estates, 1859 76<sup>th</sup> St. (Parcel#012042116002041):** Resident Joe Pohlhammer gave the Planning Commission a list of things that he wants the town to make the developer do prior to approval. The Planning Commission discussed the list with Mr. Pohlhammer and did not place any of his requests in the requirements for Equestrian Estates. Engineer Chris Stamborski explained that the road stub on the concept plan would benefit the town. Mr. Pohlhammer stated that he feels the developer should install a road that goes into a cul-de-sac east of that road stub to his north property line to benefit him at the developer's expense. After a lengthy discussion with Joe Pohlhammer and other neighboring property owners, Commissioner Boldt moved, seconded by Commissioner Cantwell to approve the concept plan for Equestrian Estates as presented with the following conditions: 1.) When a tile is hit, broken or located during installation of the road, the developer must notify the town and run a camera in the tile to make sure that it is working properly, they must then mark the location of that tile on the CSM, 2.) The main tile from the North that goes into the drainage ditch must be repaired from the drainage ditch out until it is in working order, 3.) All tile under the road and ditch line must be replaced with solid pipe and connections must be gasket sealed, 4.) The road stub going to the South on the concept plan will remain in its current place and 5.) When field tile are hit, the Town Engineer will be required to make a filed report and sign off on them when they are repaired. This applied to all field tile hit or damaged in the construction process that are 6" or larger. Motion carried 5/0.

**Correspondence/Discussion**

Commissioner Boldt asked the Planning Commissioners to think about requesting that the Town Board allow them to have two meetings a month is they keep getting hit with large agendas.

**Adjournment:** The next meeting date is August 24, 2009 at 6:30p.m. Commissioner Boldt moved, seconded by Commissioner Strohmeier to adjourn, carried 5/0. Meeting adjourned at 9:18p.m.

Respectfully Submitted,

Gary Boldt/km, Planning Commission Secretary