

**Town of Raymond Special Joint Town Board & Planning Commission**  
**Meeting Minutes**  
**JANUARY 21, 2010**

1. **Roll Call (Planning Commission & Town Board):** Chairman Gary Kastenson called the special meeting to order at 7:00p.m. Present were Spvrs. Dave Lecus, Paul Ryan and Wayne Loppnow. Spvr. Kevin Cantwell was not present due to a recommendation of town counsel to recuse himself from this issue. Planning Commission President Harold Strohmeier called the planning commission meeting to order at 7:00p.m. Present were Commissioners Gary Boldt, Mike Sinda, Art Binhack and Joe Strueder. Commissioner Alan Babe was absent.
  
2. **Set Agenda: As printed**
  
3. **Discussion/Presentation from Time Transport, Inc., Re: Rezone & Conditional Use Application with Town of Raymond for a commercial truck terminal, north side of CTH "K," approximately ½ mile west of I-94:** RA Smith presented a proposal addressing safety, the benefit to the town, road conditions, the current land use master plan, setting the tone for existing businesses wishing to relocate within the town because of DOT projects and economic impact. Commissioner Gary Boldt questioned the safety issue, the driveway location and the "curve" on Hwy K. Chairman Kastenson asked if alternative sites were looked at for possible relocation of Time Transport. He spoke of issues getting out of his driveway on Hwy K because of high volume traffic at certain times of the day. At times, he may wait at the end of his driveway for over 5 minutes to get onto Hwy K. Spvr Ryan asked if RA Smith and Time Transport are ready at this point to address specific issues brought up through these discussions. Spvr. Lecus addressed concerns about traffic and accidents. Commissioner Boldt asked about possible contamination of neighboring wells and surface water runoff. R A Smith responded with plans for a retention pond to address water runoff. Engineering of the pond is not final and still open for more engineering to suit the

needs. Mike of Time Transport stated that he currently owns 37 trucks that leave and return daily. Chairman Kastenson talked about the state mandated Smart Growth Program started in 1999 and how it was designed and adopted. Also spoke of the Caledonia Border Agreement and how it impacts the Town of Raymond. Gary also spoke of the referendum for Raymond School of \$6,300,000. Gary addressed Rita Michel asking what she has against Time Transport. She replied with the rezoning of the property from B-3 to B-5. He also asked her about the issue of secret meetings between Time Transport and the Town of Raymond Board. Spvrs. Ryan and Lecus also addressed the issue of secret meetings. Spvr. Lecus did state that there has been communication between Time Transport and individual board members in order to keep business in our town. Preliminary calculations of the tax loss for businesses that will be impacted by the DOT project along the I-94 Corridor would be a little over \$33,000 from business lost along the corridor. The Time Transport proposal would bring back approximately \$27,000 of the revenue loss. Raymond School Tax revenue loss would be approximately \$14,000 with the proposed Time Transport proposal bringing in approximately 12,000 dollars to reduce the tax revenue loss to 2,000 dollars for Raymond School.

**4. Discussion/Possible Decision (Planning Commission & Town Board) on application for rezone from B-3 to B-5 and conditional use for commercial truck terminal, north side of CTH "K," approximately 1/2 mile west of I-94:** Commissioner Gary Boldt moved, seconded by Comm Strohmeier to deny the rezoning for Time Transport. Motion Carried 5/0.

Spvr Lecus moved, seconded by Spvr Loppnow to deny Time Transport the rezoning request due to the safety and lay out of the road Chairman Kastenson polled each Planning Commission member asking if they would be willing to work with Time Transport to find a suitable location within the town that fits in with our Master Land Use Plan and the neighborhood. Commissioner Boldt - yes, Commissioner Strohmeier - yes, Commissioner Strueder - yes, Commissioner Binhack - Yes, Commissioner Sinda- yes. Chairman Kastenson - yes, Spvr Lecus - yes, Spvr Ryan - yes, Spvr Loppnow - yes. Motion Carried 4/0.

**5. Public Comment:**

Dave Michel spoke regarding the posting of meetings for the Master Land Use study and Border Agreement with Caledonia. Sewer pacts were also discussed.

Rita Michel addressed the issue of private or special meetings, the land use plan for the first mile west of the I. Rita brought up the issue of calling board members, leaving a message and not receiving a return phone call. She also read excerpts from the Caledonia Collaborative Agreement.

Karl Freitag addressed the idea of relocating businesses with driveways on the West Frontage Road for safety issues and the types of businesses that would be appropriate for the area.

Cathy McCann asked about the Fuhrman Property on Highway K.

Linda Stein addressed declining residential property values along these businesses. Road maintenance could also be an issue.

**6. Adjournment:** Spvr. Lecus moved, seconded by Spvr. Ryan to adjourn the meeting. Carried 4/0. Meeting adjourned at 7:54 p.m.

Commissioner Boldt moved, seconded by Commissioner Strohemeier to adjourn. Carried 5/0. Planning Commission meeting adjourned at 7:56 p.m.

Respectfully Submitted,

Lee Toll