

Village of Bonduel
Public Hearing
August 5, 2019

President Russ Gehm opened the public hearing at 6:00 p.m. Present were Todd Lorbiecki, Steve Petersen, Robbie Woldt III, Mark Welch, Troy Westcott, Randy Wenstedt, Joshua Watson, Jason Hutter, Brad Hochstetler, and Barbara Wickman.

The public hearing for the conditional use permit for US Cellular to be constructed at 209 S First Street was open for comment. Joshua Watson representing US Cellular appeared on behalf of Paul Reinhart. This is a 195-foot cellular tower which will be self-supporting. A question was asked regarding other cellular signals. Watson responded that if there is a conflict with another tower, they can place a filter on the antenna. A question was asked about environmental issues. There are no real environmental issues as they are more at the top of the antenna as opposed closed to the ground. Public hearing on the cellular tower was closed.

The public hearing for Jason Hutter's request for a conditional use permit for 109 E Green Bay Street was open for comment. This would be light manufacturing for making pizza dough. He would need an easement to access the rear of his building for trucks to access his building. This would require an easement from the village through the public parking lot. There are two stalls that possibly be no parking Monday through Friday. There would be several sizes of trucks accessing the back of the building. His business will be able to customize the crusts. Public hearing for Jason Hutter was closed.

The public hearing for Hochstetler Metals located at 517B Commerce Court was open for comment. They will be making steel roofing for buildings. This product can be used for any type of building. They will be primarily working the first shift. There will be two employees to start with and hopefully grow to 5 next year with 10 the following year. Currently supplies Bontrager Carpentry as well as some other local businesses.

Public hearing closed at 6:23 pm.

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President Russ Gehm called the Plan Commission meeting to order at 6:23 p.m. Present were Todd Lorbiecki, Robbie Woldt III, Troy Westcott, Steve Peterson, and Mark Welch. Tim Kelly was absent.

The statement regarding the posting of the meeting was read by Gehm.

Peterson made a motion to approve the agenda and to deviate from the order as necessary. Welch seconded. Motion carried.

Welch made a motion to approve the minutes from the June 7 meeting. Westcott seconded. Motion carried.

Citizen acknowledgment: Randy Wenstadt, Jason Hutter, Joshua Watson from US Cellular, Brad Hochstetler from Hochstetler Metals, and Barbara Wickman.

Discussion was held on the conditional use permit for US Cellular. Lorbiecki stated he had one person question the tower with no objections to the tower. People were notified within 200 feet of the project. The village engineers have reviewed the plans and felt that the site was where this project needs to be. The site plan from May 10, 2019 was the final revision reviewed by the engineers. Welch made a motion to recommend to the board to issue a conditional use permit for the cellular tower by US Cellular. Peterson seconded. Motion carried.

Discussion was held on the conditional use permit for Jason Hutter at 109 E Green Bay Street. Peterson made a motion to recommend to the village board the approval of the conditional use for the manufacturing of pizza crusts. Woldt seconded. Discussion was held on the easement in the back to access the property for shipping the product. Jason would be responsible for creating easement. Peterson made a motion to amend his motion to include that Jason is responsible for creating the easement for access to his property and present to the Plan Commission. Welch seconded. The easement would have to be prepared by surveyor and reviewed by the village attorney. It was also discussed the potential of Jason purchasing this property for access to his building. Jason will get a time frame for the board meeting of when he would have the easement ready for approval. Motion carried.

Discussion was held on the conditional use permit for Brad Hochstetler, Hochstetler Metals for light manufacturing at 517B Commerce Court. Westcott made a motion to recommend to the board to approve the conditional use permit for Hochstetler Metals. Peterson seconded. Motion carried.

The Plan Commission went into closed session to discuss business development and zoning business. [Pursuant to Wis. State statutes, Chapter 19, General Duties of Public Officials, subchapter V, 19.85 exemptions (1)(e) [Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.] Westcott made a motion to go into closed session for approximately five minutes. Woldt seconded. Invited Barbara Wickman into the session. Roll call was taken. Commission was in closed session at 7:30 p.m.

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Peterson made a motion to return to open session. Westcott seconded. Roll call was taken. The Commission returned to open session at 8:24 p.m.

Barb Wickman and Todd Lorbiecki gave an update to the Ad Hoc Ordinance Committee.

Welch made a motion to adjourn the meeting. Peterson seconded. Meeting adjourned at 8:29 p.m.

**Respectfully submitted,
Barbara Wickman
Village Trustee**