

VILLAGE OF BONDUEL  
PLAN COMMISSION MEETING  
MONDAY, JUNE 29, 2020

Chairperson Russ Gehm called the meeting to order at 6:00 p.m.

Gehm read a statement regarding the posting of the meeting.

PRESENT: Russ Gehm, Steve Peterson, Mark Welch, Jesse Rankin, Robbie Woldt III, and Tim Kelley.

EXCUSED: Troy Westcott

AGENDA: Motion by Kelley, second by Woldt, to approve agenda and to deviate from the order as necessary. Motion carried unanimously.

MINUTES. Motion by Welch, second by Kelley, to approve minutes from the May 26, 2020 Public Hearing and Plan Commission meeting as presented. Motion carried Unanimously.

ACKNOWLEDGEMENT OF CITIZENS: Nathanael and Teresa Johnson, owners of The Weekender.

F1. C-1 General Commercial District Permitted Use Located at 125 N. Cecil Street. Nathanael and Teresa Johnson presented their proposed business, The Weekender. The Johnson's intend to open a sporting good and hobbyist shop at 125 N Cecil Street. All proposed uses for The Weekender, are permitted uses under the C-1 General Commercial District. The business would buy, sell and trade sporting good equipment such as kayaks, canoes, bicycles, skates, hunting, fishing, and other miscellaneous sporting equipment. Currently, the Johnson's have several motorcycles and ATV's displayed in their building. All of the motorcycles and ATV's are personally owned by them. The proposed business plan would not allow for the sales or repairs of outside customer motorcycles or ATV's. The Johnson's would like to grow their business in the future to include cycle and ATV sales and service, but not at this time. A conditional use permit would be needed to offer sales and service of recreational vehicles. Rankin is recommending that the Commission approve the Johnson's request to proceed with the proposed business plan as presented. Motion by Kelley, second by Rankin, to approve the C-1 General Commercial District permitted use for The Weekender, located at 125 N. Cecil Street. Motion carried unanimously.

F2. Amend Ordinance Sec. 115-14(2)(25) M-1 Industrial District Conditional Uses. The zoning code for M-1 Industrial District conditional uses, needs to include existing residential homes located in the district. The ordinance needs to be updated to reflect this change, exactly what the Commission approved to add to C-1 General Commercial District at the last meeting. The Plan Commission will hold a Public Hearing to address the Conditional uses for M-1 and C-1 districts, issuing conditional use permits for existing homes in these districts. Motion by Kelley, second by Peterson, to recommend to the Board to amend Village Ordinance Sec. 115-14(2)(25)

M-1 Industrial District Conditional Uses to include existing residential property language.  
Motion carried unanimously.

G1. Bonduel Area Business Meeting. Rankin asked the Commission what the purpose is of the annual business meeting. The meeting is required by the Village's comprehensive plan, but what does the Village want to obtain or accomplish at this meeting with the businesses. Once again, the entrance signs were discussed and the idea of an event policy that would review all events held in the Village. The Commission agreed to move agenda item to the next meeting where the topics for the September Business meeting will need to be determined.

G2. Village Entrance Signs. Rankin has been looking into entrance signs, in checking with the Village of Nichols, their sign on Hwy 47 costed approximately \$7,000 to produce and install. Rankin has reached out to some design firms to develop a new Village logo and possible moto/slogan. A typical logo design can cost approximately \$150 - \$400. Kelley shared that he has a few contacts that would be willing to develop a few designs and would only charge if the Village chose one. By consensus the Commission agreed to have Kelley check with his contacts to design a logo and bring designs to the next meeting. If the free designs do not produce a favorable logo, the Commission agreed to have Rankin contact a firm to create a logo.

G3. Amend Ordinance Sec. 103-13(e) Fences and Walls Private Swimming Pool Fences. Village Attorney, Bill Vande Castle, has reviewed the ordinance on private swimming pool fences. Vande Castle is not in favor of adding an exception to the ordinance allowing the pool owners to sign an agreement and provide appropriate insurance to the Village. The Village could still be liable if something happens with a private pool. Maroszek checked with the Village insurance carrier about the Village's liability in regards to a private pool. The insurance carrier would defend the Village if something was filed, but cannot guarantee the outcome if the case went to court. Rankin is recommending the Village enforce the pool fences and covers, giving existing properties with pools a compliance time frame. The Commission discussed a 30-day notice to comply with the ordinance. Owners unable to comply by the 30-days, would need to provide the Director of Municipal Operations a letter detailing when the fence would be complete. Motion by Kelley, second by Peterson, to recommend to the Board to amend Ordinance Sec. 103-13(e) Fences and Walls Private Swimming Pool Fences with the revised language presented and to issue a 30-day notice of compliance to existing pool owners. Motion carried unanimously.

G4. Closed Session. By consensus the Commission agreed to remove the closed session from unfinished business until hearing from the Village realtor.

Motion by Kelley, second by Woldt, to adjourn. Motion carried unanimously. Meeting adjourned at 6:48 p.m.

Respectfully submitted,  
Michelle Maroszek, Clerk/Treasurer