

VILLAGE OF BONDUEL  
PUBLIC HEARING  
MONDAY, JULY 27, 2020

President Russ Gehm called the public hearing to order at 6:00 p.m. Gehm read the public hearing notice.

PRESENT: Russ Gehm, Steve Peterson, Jesse Rankin, Troy Westcott, and Robbie Woldt III.

ACKNOWLEDGEMENT OF CITIZENS: Jason and Brooke Nikolay, Nikolay Properties.

The public hearing for the zoning change to the property located at 104 S. First Street was opened for comment. Jesse Rankin, Director of Municipal Operations presented information on the zoning of the property. Rankin asked about the square footage of property and if there was any off-street parking on the property. Jason Nikolay, stated that the building was 500 sq. feet, and that there was one parking spot along the south side of the building. The Nikolay's operate other rental properties in Bonduel, as well as Shawano and Green Bay. Nikolay would like to have the property rezoned to R-1 Residential in order to create a small single studio apartment to rent out.

The public hearing for the conditional use permit to perform automotive repairs and service at 122 N. Cecil Street was dismissed.

Gehm closed the public hearing at 6:05 p.m.

VILLAGE OF BONDUEL  
PLAN COMMISSION MEETING  
MONDAY, JULY 27, 2020

President Russ Gehm called the Plan Commission meeting to order at 6:06 p.m.

Gehm read a statement regarding the posting of the meeting.

PRESENT: Russ Gehm, Steve Peterson, Jesse Rankin, Troy Westcott and Robbie Woldt III.

EXCUSED: Mark Welch and Tim Kelley

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

MINUTES. Motion by Peterson, second by Woldt, to approve minutes from the June 29, 2020 Plan Commission meeting as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS: Jason and Booke Nikolay

F1. Nikolay Properties request to change zoning on property at 104 S First Street: Rankin recommended to the commission the approval of the zone change. The property has not been used for years. The Nikolay's will be fixing up and bringing new life to the property. The commission also discussed that the properties to the south of the said property were all residentially zoned. Motion by Rankin, second by Woldt, to recommend to the Board the approval of the zoning change, for the property located at 104 S First Street, from C-1 Commercial District to R-1 Residential District. Motion carried unanimously.

F2. Conditional use permit request from Krueger Kustoms & Repairs for property located at 122 N. Cecil Street. By consensus the Commission agreed to dismiss the agenda item.

F3. Amend Ordinance Sec. 115-13 (2)(23) C-2 Highway Commercial District Conditional Uses. The zoning code for C-2 Highway Commercial District conditional uses, needs to include existing residential homes. The Plan Commission will need to issue conditional use permits for the existing homes in this district, the same as C-1 Commercial District and M-1 Industrial District. Motion by Rankin, second by Peterson, to recommend to the Board to amend the Village Ordinance Sec. 115-13 (2)(23) C-2 Highway Commercial District Conditional Uses, to include existing residential property language. Motion carried unanimously.

G1. Annual Business meeting. The Commission discussed the meeting. By Consensus the Commission agreed to move the annual business meeting to a later date in March 2021, when a better plan of action can be developed.

G2. Village Entrance signage. Due to Kelley being absent from the business meeting again, an updated on the logo design was not presented. Rankin asked the Commission to move forward with the logo design with an outside company. By consensus the Commission agreed to allow Rankin to obtain outside design services and to move agenda item to next meeting when all logo designed could be reviewed.

Motion by Rankin, second by Woldt, to adjourn. Motion carried unanimously. Meeting adjourned at 6:22 p.m.

Respectfully submitted,  
Michelle Maroszek, Clerk/Treasurer