

VILLAGE OF BONDUEL  
PLAN COMMISSION MEETING  
MONDAY, AUGUST 30, 2021

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, Tim Kelley, Steve Peterson, Jesse Rankin, Mark Welch, Troy Westcott, and Robbie Woldt III.

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

MINUTES. Motion by Kelley, second by Woldt, to approve minutes from the June 28, 2021, Plan Commission meeting as presented. Motion carried Unanimously.

NEW BUSINESS

F1. Commercial District fence at 206 S Cecil Street. K & L Cycles located at 206 S. Cecil Street would like to install a fence to the south side of the building. The fence meets the setbacks and general requirements. Motion by Rankin, second by Peterson, to recommend the Board the approval of the fence at 206 S. Cecil Street with required lot setbacks and fence not to exceed 10 feet in height. Motion carried unanimously.

F2. Signage for Vargas Martial Arts and Perry Seamless Gutters. Vargas Martial Arts sign is already installed. Vargas has paid for the sign and meets the sign requirements. Perry Seamless Gutters will be updating their sign located on the side of 101 E Green Bay Street. Both sign designs are included in the packet. Motion by Kelley, second by Peterson, to recommend to the Board the approval of the Vargas Martial Arts and Perry Seamless Gutters signage. Motion carried unanimously.

F3. Combination of parcels 107-85500-0070 and 107-85500-0060 at 460 Boettcher Lane. The formal request to combine parcels has not been received by the Village and the owners have not been in contact with Rankin. By consensus the Commission agreed to remove the agenda item.

F4. Amendment to Village Sign Ordinance. The current sign ordinance does not include the public or agricultural districts. Rankin has suggested that these two districts be added to the ordinance. Motion by Kelley, second by Woldt, to recommend to the Board the approval of the amendments to the sign ordinance Sec. 115-24. Motion carried unanimously.

F5. Village Realtor Contract. The Village Realtor contract with Coldwell Banker, The Real Estate Group, expires January 15, 2022. The Commission discussed interviewing Coldwell Banker along with other commercial realtors. By Consensus the Commission agreed to move the agenda item to a later meeting and directed Rankin to contact commercial realtors, and to set up a meeting date when the Commission can interview candidates.

F6. Plan Commission 2022 Budget. The Commission discussed the number of meetings and expenses for the 2022 Budget. Motion by Kelley, second by Peterson, to recommend to the Board the Plan Commission 2022 budget numbers. Motion carried unanimously.

#### UNFINISHED BUSINESS

G1. Parcel 107-70050-0720 and 107-70050-0480 located on N Church and Legion Street. The survey on the two parcels is complete. Rankin is waiting for the survey invoice. The Commission will need to determine the price of the lots once all expenses are calculated. Once price is determined a letter with the survey would be sent out to adjacent property owners notifying them of the sale price. By consensus the Commission agreed to move the agenda item to the next meeting when survey pricing is received.

Motion by Kelley, second by Rankin, to adjourn. Motion carried unanimously. Meeting adjourned at 6:31 p.m.

Respectfully submitted,  
Michelle Maroszek, Clerk/Treasurer