

VILLAGE OF BONDUEL  
PLAN COMMISSION MEETING  
MONDAY, NOVEMBER 1, 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, Steve Peterson, Jesse Rankin, Mark Welch, Troy Westcott, and Robbie Woldt III. Absent: Tim Kelley.

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

MINUTES. Motion by Welch, second by Peterson, to approve minutes from the August 30, 2021, Plan Commission meeting as presented. Motion carried Unanimously.

NEW BUSINESS

F1. Recommendation on approval of road construction in Whitnee Woods. James Grunewald wants to finish the installation of water and sewer laterals to the property currently owned by James Hutter. He also wants to put in curb and gutter to the end of the property lines of sold parcels on Whitnee Way. Once these items are taken care of, Grunewald would like the to vacate the remaining roadways in the development. Grunewald has begun removing trees in preparation of work to be done. Rankin will be meeting with Ruckert-Mielke to review the construction plans. No permits have been obtained at this point, but will need to be issued before work begins. Motion by Welch, second by Peterson, to recommend to the Board to approve the road construction in Whitnee Woods with needed permits to be obtained from the Village. Motion carried unanimously.

F2. Signage at 517 Commerce Ct. The property owner at 517 Commerce Court has approached Rankin on signage. No information was turned in at this point. By consensus the Commission agreed to remove this agenda item.

UNFINISHED BUSINESS

G1. Recommendation on parcel 107-70050-0720 and 107-70050-0480 located on N. Church and Legion Street. The property has been surveyed and the CSM has been filed. Rankin will be drafting a letter and speaking with all adjacent property owners on the sale of the parcels. The Commission discussed how the sale of the properties should be handled. In past sales, the Village has done sealed bids. The Commission would like the bidding to be open versus sealed bids. The member would like to see bidding open on or around January 3, 2022. There would be a minimum bid to cover the cost of the survey and closing fees. Once a bid is made, if no one else places a bid on the parcel for five business days, the current bid would be awarded to the

bidder. All increase of bids, would need to be done in 20% increments based on the last bid. Maroszek will email the Village Attorney to ensure the bidding process is legal and for guidance. Motion by Wescott, second by Peterson, to recommend to the Board to sell the said parcels using the open bidding process described with Village Attorney recommendations on the bidding process. Motion carried unanimously.

G2. Recommendation on Village Realtor contract. Currently, the Village has two industrial and two commercial lots left to sell. Rankin has checked with a couple commercial realtors but at this point has not scheduled anything. By consensus the Commission agreed to remove this agenda item until a later meeting.

Motion by Westcott, second by Woldt, to adjourn. Motion carried unanimously. Meeting adjourned at 6:32 p.m.

Respectfully submitted,  
Michelle Maroszek, Clerk/Treasurer