

VILLAGE OF BONDUEL  
PLAN COMMISSION MEETING  
MONDAY, NOVEMBER 29, 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, and Mark Welch. Absent: Troy Westcott and Robbie Woldt III. Also, Present: Derek Paholke, Resident. Via Teleconference: Joe Dawidziak, School District of Bonduel.

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 Peterson, to approve minutes from the November 1, 2021, Plan Commission meeting as presented. Motion carried Unanimously.

NEW BUSINESS

F1. Recommendation on the sale of parcels 107-70050-0720, 107-70050-0482, 107-70050-0481 and 107-70050-0480 located on N. Church and Legion Street. This item is back with Plan Commission due to information provided by the Village Attorney in regards to the previous bid process set at the November 1, 2021 meeting. Rankin has spoken with the Bonduel State Bank, who has no interest in the parcels behind their property. Rankin is recommending that the Village approach the three land owners affected by these parcels, with a purchase price of \$500 for each parcel and buyer would pay all closing costs with Bay Title & Abstract. The Plan Commission also discussed approving the combination of lots for buyers, to eliminate property lines and create one tax bill. Motion by Kelley, second by Welch, to recommend to the Board to approach adjacent land owner to purchase parcels for \$500 each, all closing costs with Bay Title & Abstract would be the buyer's responsibility. Motion carried unanimously.

F2. Recommendation on combination of parcels 107-55100-0000 and 107-55100-0040 located at 107 N Madison Street and 507 Boettcher Lane. Derek Paholke would like to combine his two parcels to create one parcel and one property tax bill. Rankin stated that the parcel with the garage and storage building do not meet Village ordinances, but at the time of construction the permits were approved and sizes were allowed. Due to the size of the garage, the parcel is not big enough for a house to be built on it and the parcel would not be of any other use. Motion by Kelley, second by Peterson, to recommend to the Board to approve the combination of parcels located at 107 N. Madison and 507 Boettcher Lane. Motion carried unanimously.

F3. School District of Bonduel placing advertisement signs on the fence around the football field. The School District of Bonduel would like to place signage on the football field fence to

help generate money for the school. The signs would be 3 ft x 5 ft. Businesses interested in sponsoring a sign would pay for the cost of the sign the first year and each additional year pay a set annual fee. The school has advertising policies of their own to monitor the type of signage being displayed. Rankin is recommending that the signage be approved and that the school district would monitor their own signage. Motion by Kelley, second by Welch, to recommend to the Board to approve the School District of Bondue's request to place advertisement signage on the football field fence and the school district will follow their own advertising policies. Motion carried unanimously.

#### UNFINISHED BUSINESS

G1. Recommendation on Village Realtor contract. By consensus the Commission agreed to remove this agenda item until the next meeting when Rankin will have a list of potential realtors.

Motion by Kelley, second by Peterson, to adjourn. Motion carried unanimously. Meeting adjourned at 6:20 p.m.

Respectfully submitted,  
Michelle Maroszek, Clerk/Treasurer