

VILLAGE OF BONDUEL  
PLAN COMMISSION MEETING  
MONDAY, JANUARY 24, 2022

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

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

MINUTES. Motion by Peterson, second by Kelley, to approve minutes from the November 29, 2021 Plan Commission meeting with noted change. Motion carried Unanimously.

ACKNOWLEDGEMENT OF CITIZENS: Dr. Joe Mastey, Business Owner.

NEW BUSINESS

F1. Plan Review on Building at 400 Mueller Drive. Rankin shared that no building plans have been submitted for the 400 Mueller Drive. Dr. Joe Mastey expressed his concerns about the self-storage units being placed on this location. The main concerns were regarding the landscaping portion of the convenience for the industrial park. Dr. Mastey would like to see what the plans are for trees along Jefferson Street. Without the actual plans present at this time it is hard to determine the appearance of the building and landscaping. Rankin shared that the owners are aware of the convenience requirements, in addition, the Plan Commission has 60 days to review the plans once received to note any concerns with the plans or convenience requirements. By consensus the Commission agreed to move the agenda item to a future meeting when plans are submitted.

F2. Signage at 701 S Cecil Street. The current signs at 701 S. Cecil Street do not follow the Village sign ordinance size or set back guidelines. Rankin is asking the Commission for recommendations on how they want to proceed with the signage at this location. The signs should be 25' off the highway right of way, there are no size regulation for these type of signs in the agricultural district and the Village has a 30' utility easement on this property which is to remain accessible at all times. The Commission discussed at length several options on handling the signage. Motion by Rankin, second by Kelley, to recommend to the Board that the owners be informed that the signs be placed 25' off of the highway right of way, that all signage on property be a maximum total of 500 square feet, and that the owners understand the Village

has rights to the utility easement at any given time to conduct business as needed and is not responsible for damage caused. In addition, since a sign permit was not obtained when the signs were originally installed, the owners will be charged double the fee for the permit. Motion carried unanimously.

F3. Fencing at 701 S Cecil Street. The fence at 701 S. Cecil Street was installed without a building permit and does not follow the guidelines of the fence ordinance. Currently, the fence is constructed on the highway right of way and currently blocks off the Village's utility easement on the property. In addition, there are five Village fire hydrants on the property that are fenced in with the cattle. Rankin would like to see barricades put around the hydrants to protect them from damage by cattle. Motion by Rankin, second by Welch, to recommend to the Board that the fence can remain where it is, but the owners need to section off the fire hydrants to block off the cattle, and the owners understand the Village has rights to the utility easement at any given time to conduct business as need and is not responsible for damage caused. In addition, since a building permit was not obtained when the fence was originally installed, the owners will be charged double the fee for the permit. Rankin will also inform the owners that any future projects on property need building permits prior to work being performed. Motion carried unanimously.

#### UNFINISHED BUSINESS

G1. Village Realtor Contract. Terry Hilgenberg's contract with the Village expired January 17, 2022. Rankin reached out to several realtors on behalf of the Village. There are four realtors that have responded with interest, Kathy Hammer with Olejniczak from Green Bay; Josh Brokewicz with Exit Elite Realty from Shawano; Terry Hilgenberg with Coldwell Banker from Shawano, and Manny Vasquez with Pfefferle from Appleton. The realtor would ideally have knowledge in commercial and industrial properties, plus potential connections with business development or investment groups would be a bonus. Rankin will set up interviews will all four of the realtors for Thursday, February 10, starting at 6:00 p.m., for half hour intervals.

Next Plan Commission meeting: Thursday, February 10, 2022 at 6:00 p.m., to conduct realtor interviews.

Motion by Kelley, second by Rankin, to adjourn. Motion carried unanimously. Meeting adjourned at 7:08 p.m.

Respectfully submitted,  
Michelle Maroszek, Clerk/Treasurer