

VILLAGE OF BONDUEL
PLAN COMMISSION MEETING
MONDAY, AUGUST 5, 2024

President 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, Mark Welch, Troy Westcott, and Robbie Woldt III. Excused: Tim Kelley.

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

MINUTES. Motion by Welch, second by Woldt, to approve minutes from the Tuesday, June 18, 2024, Plan Commission meeting as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS/OPEN FORUM: Jesse Rankin, Director of Municipal Operations.

NEW BUSINESS

F1. Discussion and possible recommendation on signage application for 323 S Cecil Street, ET&P Repairs. Nolan Sign Company has applied for a sign permit to install a sign at 323 S Cecil Street for ET&P Repairs. The sign is a free-standing illuminated monument sign which meets the size requirements of the Village ordinances. The placement of the sign also meets the setbacks of the zoning for C-2 Highway Commercial. Motion by Woldt, second by Peterson, to recommend to the Board to approve the sign permit as presented for the ET&P Repairs at 323 S Cecil Street. Motion carried unanimously.

F2. Discussion and possible recommendation on signage application for 102 W Express Way, Kwik Trip Convenience Store. Kwik Trip has applied for a sign permit to install channel letter signage on their building located at 102 W Express Way. The channel letters meet the size requirements of the Village ordinances. The only question that has not been answered by Kwik Trip is how far outside the buildings wall surface the letters extend. The maximum allowable number is 15 inches. Motion by Woldt, second by Peterson, to recommend to the Board to approve the sign permit for Kwik Trip at 102 W Express Way, if the channel letters do not exceed the 15" outside the buildings wall surface according to Village ordinance. Motion carried unanimously.

F3. Discussion on houses located at 211 W Mill Street and 127 S First Street. The property located on the corner of Mill and First Streets is one parcel, but has two small homes on it with two separate addresses. This was allowed as an existing nonconforming use at the time the Village ordinance were codified back in 2010. This property has recently sold. The new owner has asked to split the parcel to make two parcels. The lot is too small to split into two. The other issue is that both homes are too small to be a single-family home according to Village ordinance. The new owner has reached out to Rankin to determine what needs to be done to make these properties correct. A variance is not feasible, since there is no hardship in this situation. The only possible thing the Village could do is some

type of conditional use from the Plan Commission and Village Board. Rankin has suggested to the new owners to come up with a plan for the homes and complete the paperwork for a conditional use permit to present to the Plan Commission. No action was taken by the Commission.

Motion by Westcott, second by Woldt, to adjourn. Motion carried unanimously. Meeting adjourned at 6:38 p.m.

Respectfully submitted,
Michelle Maroszek, Clerk/Treasurer