

VILLAGE OF BONDUEL
PLAN COMMISSION MEETING
MONDAY, JUNE 2, 2025

Chairman, Gehm called the meeting to order at 6:00 p.m.

Gehm read the statement regarding the posting of the meeting.

Present: Russ Gehm, Andrew Court, Steve Peterson, Bob Shest, Mark Welch, Troy Wescott, and Robbie Woldt III

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

Approval of Minutes. Motion by Woldt, second by Peterson, to approve the minutes from the April 28, 2025, Plan Commission meeting as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS: Jesse Rankin, Director of Municipal Operations; Nikki and Jeff Bougie, The Glenn; Nate Johnson, Manik Motorz Service & Repairs; and Chad Roffers and Stan Wilson, Bear Trail Crossing.

NEW BUSINESS.

F1. Discussion and Review of ADA ramp location at 113 N Cecil Street, The Glenn. Nikki and Jeff Bougie, owners of the commercial building at 113 N Cecil Street, were present to discuss their challenges in making the building ADA accessible. The Bougies purchased the building and plan on changing the use from retail to a bakery/cafe/lounge, called The Glenn. Bougies' are having problems with the ADA Ramp requirements of the State. Initially Rankin, the Zoning Administrator, told the Bougie's he was not opposed to ramp in the front of the building. After reviewing the ramp requirements and the sidewalk in front of the store, Rankin concluded that excavation of the sidewalk in the front of the building was not viable due to creating an uneven surface and new obstacles. There is a gas line located in the back of the building and the ramp needs to be 18" off the gas line. The location of the gas line would not give the Bougie's room for a ramp or elevator in the back. The Bougie's are trying to get their State approved plans passed, but without the ADA accessibility finalized, the State will not approve the plans. Woldt stated that the Plan Commission would need to see the engineered plans on what is being proposed for the ADA accessibility using the front entrance off the sidewalk. Without actual drawings and proposals, it is hard for the Plan Commission to determine what is feasible. Woldt also asked why the gas line couldn't be moved to give them the 18" needed for the pylons. Chad Roffers also suggested that the line be moved, stating that as a developer, gas lines are moved every day. The Commission all agreed moving the gas line and placing the ramp at the back of the building would be the best option. This option would require a land use permit from

the zoning administrator, along with the final State approved plans. Rankin also stated that the Village is part of Connect Communities who may have other resources for the Bougie's. Rankin and the Bougie's will work on the land use permit and the relocation of the gas line.

F2. Discussion and possible action on building plans for parcel 107-16230-0020, Bear Trail

Crossing. Rankin reviewed the building plans for Bear Trail Crossing. The development meets all the setback requirements for the district. In addition, the parking stall size and brick on the façade meet ordinance requirements. The only items not addressed in the plans would be the final landscaping of the development. The plan is to start constructing the first two complexes this year, and the other four complexes will come later. Chad Roffers stated they will be starting the project as soon as possible with plans to have the first building done by December 2025 and both complexes complete around March 2026. Stan Wilson mentioned the name, Bear Trail Crossing, may be changing but this will not affect the development of the project. Motion by Woldt, second by Shest, to approve the building plans for Bear Trail Crossing as presented with the developers to return to the Plan Commission with overall project updates and landscaping plans later this year. Motion carried unanimously.

F4. Discussion and possible recommendation on signage application for 201 W Green Bay

Street, Manik Motorz Service & Repair. Manik Motorz is looking to replace three signs on an existing pole located at the business. The exact size of the signs will need to be provided but as it looks right now the size of all three signs will meet the ordinance requirements. Shest suggested to Mr. Johnson, that he might want to change the wording to upper and lower case for readability. Shest also questioned Mr. Johnson on the junk like appearance of his property. Motion by Welch second by Peterson, to recommend to the Board the approval of the signs for Manik Motorz Service and Repair. Motion carried unanimously.

F3. Discussion and review of Bonduel Municipal Code Sec. 2-83, Ethical Standards and

Regulations. Review. Gehm reminded the Commission that the Village ethical standards and regulations are reviewed each year. The Commission was asked to review the ordinance.

Motion by Court, second by Shest, to adjourn. Motion carried unanimously. Meeting adjourned at 7:02 p.m.

Respectfully submitted,
Michelle Maroszek, Clerk/Treasurer