VILLAGE OF BONDUEL
Rich in Tradition.

PLAN COMMISSION MEETING

Monday, September 21, 2026

Chairman, Russ Gehm called the Plan Commission 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, and Troy Wescott. Excused: Robbie Woldt III.

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

APPROVAL OF MINUTES. No minutes to approve.

ACKNOWLEDGEMENT OF CITIZENS: Jesse Rankin, Director of Municipal Operations; Jason Hutter, Little Village Pizza Crusts, and Attorney Josiah Stein, Law Office of Josiah Stein LLC – Legal Representation for Jason Hutter.

UNFINISHED BUSINESS.

G1. Discussion and possible recommendation on the conditional use permit for 107 E Green Bay Street, Parcel 107-70050-0570, for a light industrial facility producing food with cooling and packaging area in the C-1 Commercial District. The Wisconsin Department of Safety and Professional Services (WDSPS) has conditionally approved Little Village Pizza Crusts' building alterations for a cooling and packaging facility. Larson Engineering has provided updated drawings for the complete cooling and packaging building. With the necessary documentation now provided, the Plan Commission can move forward with its recommendation regarding the Conditional Use Permit (CUP) for 107 E Green Bay Street. The CUP would allow food preparation, packaging, and light industrial production at the property. The water and zoning of the property were discussed. Rankin explained that the water issue was separate from the CUP. The zoning on the property will remain commercial, with an industrial use. Motion by Westcott, second by Peterson, to recommend to the Village Board the approval of the Conditional Use Permit for 107 E Green Bay Street for light

industrial use for the cooling and packaging of food products, specifically pizzas. Motion carried unanimously.

NEW BUSINESS.

H1. Discussion and possible action on 2027 Plan Commission Budget. The 2027 Plan Commission budget was reviewed. With no new projects planned, the Commission felt that the previous year's budget amounts would be appropriate for 2027. Motion by Peterson, second by Court, to use the same budget numbers as the previous year for the 2027 Plan Commission Budget. Motion carried unanimously.

Motion by Court, second by Shest to adjourn. Motion carried unanimously. Meeting adjourned at 6:08 p.m.

Respectfully submitted,
Michelle Marosszek, Clerk/Treasurer