

**VILLAGE OF FREDONIA**  
**PLAN COMMISSION MEETING MINUTES**

Fredonia Government Center  
242 Fredonia Avenue, Fredonia, WI  
February 7, 2022

Chairman Dohrwardt called the Plan Commission meeting to order at 7:00 p.m.

Board members present: Don Dohrwardt, Jerry Jacque, Dan Wellskopf, John Long, Gerry Weiland, and Gene Mayer.

Board members absent: Troy Bretl

Staff/Officials present: Director of Public Works Roger Strohm, and Village Clerk Melissa Depies.

Others present: James and Katelin Sossong.

**Approve minutes**

Motion by Gene Mayer, seconded by Gerry Weiland, to approve the January 3, 2022 Plan Commission meeting minutes as presented. Motion carried.

**Schedule public hearing for zoning code change**

Director of Public Works Strohm stated that a change in the zoning code requires a Public Hearing and a Class II Notice of said hearing.

The proposed zoning code change is to allow the sale of firearms. This change is being made at the request of James and Katelin Sossong who would like to operate a FFL business out of the North Milwaukee Street home.

James Sossong stated that an FFL is an acronym for Federal Firearms License. The business would be a transfer of ownership for on-line gun sales. Mr. Sossong would do the necessary background checks for gun sales and ownership. The business would start out very small with sales of firearms and possibly suppressors; no ammunition sales at this time.

Motion by Gerry Weiland, seconded by Dan Wellskopf, to set the Public Hearing for the proposed zoning code change. Motion carried.

**Review and approval of Concept Plan for the Kevin and Donna Stageman property in the Town of Fredonia**

A CSM for this property was previously approved; however the proposed CSM could not meet the Town of Fredonia ordinances. The Town has requested that the Village approve the new concept plan.

Motion by Gerry Weiland, seconded by Dan Wellskopf, to approve a CSM with substantial conformance to the Concept Plan as submitted by Kevin and Donna Stageman. Motion carried.

**Items for Future Consideration by the Village Board**

Director of Public Works Strohm stated that the building just east of the cabinet studio is currently zoned B1. Currently the building has 3 dwelling units and no commercial space. Future consideration should be given to change the zoning of this property. This property is adjacent to residential zoning areas.

Trustee Long questioned if there was any communication with Hillcrest Builders. Director of Public Works Strohm stated that he is working with Hillcrest to try to get water to the homes that are currently built.

Gerry Weiland questioned the ordinance on sidewalk snow removal. Trustee Long stated that property owners have 24 hours to clear sidewalks. After that time has passed complaints should be reported to the Police Department for enforcement.

**Adjournment**

Motion by Gene Mayer, seconded by Gerry Weiland, to adjourn the meeting at 7:24 p.m. Motion carried.