

VILLAGE OF BONDUEL
PLAN COMMISSION MEETING
MONDAY, MARCH 31, 2025

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

Gehm read the statement regarding the posting of the meeting.

PRESENT: Russ Gehm, Tim Kelley, Bob Shest, Mark Welch, Troy Wescott, and Robbie Woldt III.
Excused: Steve Peterson.

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

APPROVAL OF MINUTES. Motion by Welch, second by Kelley, to approve the minutes from the February 3, 2025, Public Hearing and Plan Commission meetings as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS: Jesse Rankin, Director of Municipal Operations; Matt & Tammy Baldwin, and Kyle Baldwin, By the Yard, Inc.

NEW BUSINESS.

F1. Discussion and possible recommendation on sign application for 120 E Green Bay Street, Harlow's Supper Club. Antler's Supper Club has sold, the new owners would like to put new signs up. There are two signs to be updated, one hanging sign and one monument sign. Both signs meet the size requirements according to Village ordinances. Motion by Woldt, second by Welch, to recommend to the Village Board the approval of the signs for Harlow's Supper Club as presented. Motion carried unanimously.

F2. Discussion and possible action on site plan review for 105 Brooke Court, By the Yard Incorporated. By the Yard, Inc. has purchased 105 Brooke Court, parcel 107-16230-0030, and has a land-contract purchase on 109 Brooke Court, parcel 107-16230-0010. By the Yard's intent is to relocate their company to this site. Over the next three to five years, the process would need to be carried out in a series of phases. The Commission heard the presentation from Matt, Tammy, and Kyle Baldwin regarding their plans for the two parcels. The Baldwin's would like to begin the first phase this year and continue working through the phases in the years to follow.

Phase I – 2025: Install a driveway on 109 Brooke Court, and the first set of portable bunkers for mulch and landscape products closest to Highway 117. Place a temporary shed for service and storage along with a portable restroom on 105 Brooke Court.

Phase II – 2026: Combine parcel 107-16230-0010 and 107-16230-0030, into one parcel by having a Certified Survey Map completed. Finalize the retail store and warehouse building plans for approval.

Phase III – 2027: Begin the first phase of construction of the retail store to include the drive through warehouse.

Additional Phases: As money allows additional portable bunkers will be constructed on site. Retail store and warehouse will develop and grow to final size. Final parking lots will be asphalt and area will be landscaped as progress evolves.

After reviewing the plans that were presented, the Plan Commission asked questions about the present operations and the prospects for employees on site. The on-site portable restroom was one issue with Phase I. By the Yard and the Commission talked about ways to conceal the restroom unit from the highway.

Motion by Shest, second by Woldt, to recommend to the Board the approval for By the Yard, Inc. to proceed with Phase I. This phase will encompass the installation of the driveway, the placement of the initial set of storage bins nearest to Highway 117, the setup of the temporary storage building, and the placement of a portable restroom on site. It is understood that a barrier will be constructed around the restroom to shield it from public view. By the Yard, Inc. is scheduled to provide an update to the Plan Commission regarding Phase II of the project in April 2026. Motion carried unanimously.

UNFINISHED BUSINESS

G1. Discussion and possible recommendation on Preliminary Plans for Village Parks. The updated park plans have not been received from MSA. Rankin is meeting with MSA on Tuesday and should receive the new plans. The Village staff is currently working on obtaining all the needed letters and documentation for the Cedar Park Stewardship grant application, due by May. By consensus the Plan Commission agreed to move the agenda item to the next meeting.

G2. Closed Session. Move to closes session to discuss TID disbursement agreement for development. Nothing new to report at this time, by consensus the Commission agreed to move the agenda item to the next meeting.

Motion by Kelley, second by Woldt, to adjourn. Motion carried unanimously. Meeting adjourned at 6:51 p.m.

Respectfully submitted,
Michelle Maroszek, Clerk/Treasurer