

MINUTES OF THE PLAN COMMISSION MEETING – MARCH 14, 2011

Call to Order

Plan Commission meeting was called to order at 6:00 p.m. by Village President, Charles Fischer

Roll Call

PRESENT: President Fischer
Bill Peerenboom
Roy Van Gheem
Bill Van Berkel
Jerry Verstegen
EXCUSED: Dan Mahlik
Richard Schevers

ALSO PRESENT: Village Administrator Chuck Kell, Community Development Director Jim Moes,
Village Clerk Vicki Schneider, Dave Schmalz, McMahons, Robin Verstegen, Tim Schlafer

Public Appearance for Items Not on the Agenda

None

Moved by Commissioner Van Gheem, seconded by Commissioner Van Berkel to enter into the Public Hearing for the Variance Request for 113 Canal Street.

Ayes 5, Nay 0 – Motion Carried

Public Hearing – Variance Request – 113 Canal Street, Scott and Robin Verstegen Owner/Applicant – Construction of an Attached Wooden Deck Structure

J. Moes stated that the Verstegens' were requesting a setback variance for a deck at their residence. The deck was built by the previous owner without a permit and it does not meet the 7ft. setback requirement for the side lot line.

Moved by Commissioner Peerenboom, seconded by Commissioner Van Berkel to Exit the Public Hearing.

Ayes 5, Nay 0 – Motion Carried

Moved by Commissioner Van Berkel, seconded by Commissioner Van Gheem to enter into the Public Hearing for the Variance Request for 129 Canal Street.

Ayes 5, Nay 0 – Motion Carried

Public Hearing – Variance Request – 129 Canal Street, Tim Schlafer Owner/Applicant Construction of an Attached Wooden Deck Structure

J. Moes stated that the request is for a deck the current owner built without a permit and it is closer than the 7ft. side lot line setback requirement. Tim Schlafer, owner of 129 Canal Street, provided Commissioners with pictures of the deck and the property before and after the renovations were made. Mr. Schlafer stated that the deck was built to provide a safer area next to the retaining wall that was constructed and he built the deck three feet from the lot line which was the same setback he was allowed for the garage he recently built. Mr. Schlafer stated that the neighbors abutting his property on the side with the deck has signed a statement indicating they do not have an issue with the lesser set back.

Moved by Commissioner Peerenboom, seconded by Commissioner Van Berkel to Exit the Public Hearing.

Ayes 5, Nay 0 – Motion Carried

Approval of Plan Commission Meeting Minutes of February 14, 2011

Moved by Commissioner Van Berkel, seconded by Commissioner Peerenboom to approve the minutes of February 14, 2011 as presented.

Ayes 5, Nay 0 – Motion Carried

Action on Variance Request for 113 Canal Street, Scott and Robin Verstegen Owner/Applicant – Construction of an Attached Wooden Deck Structure

Robin Verstegen, 113 Canal Street, stated that she had contacted neighbors concerning the deck and they had all signed a petition stating that the deck was not a problem for them. J. Moes stated that it was his recommendation that the Plan Commission grant the variance because of the extreme topography of the lots in this old neighborhood. Commissioner Verstegen questioned Ms. Verstegen if neighbor of the property abutting the west side of the deck had signed the petition. Ms. Verstegen answered that the neighbors had indeed signed the petition.

Moved by Commissioner Peerenboom, seconded by Commissioner Verstegen to Approve the Variance Request for 113 Canal Street as presented.

Ayes 5, Nay 0 - Motion Carried

Action on Variance Request for 129 Canal Street, Tim Schlafer Owner/Applicant Construction of an Attached Wooden Deck Structure

J. Moes stated that the topography of 129 Canal Street is basically the same as 113 Canal Street and he is recommending that the Commission approve the variance request for this property also.

Moved by Commissioner Peerenboom, seconded by Commissioner Van Berkel to Approve the Variance Request for 129 Canal Street, as presented.

Ayes 5, Nay 0 – Motion Carried

Review/Recommendation – CSM – Lot 3 Elmview Heights - Ashford Leasing, LLC

J. Moes stated that all three of the next items are identical in terms of single family, zero lot line properties and he recommends that the Commission recommends approval of all of the CSM's to the Village Board. Commissioner Verstegen questioned not requiring separate utility laterals for properties that are being built as duplexes as sometimes there are issues with having to turn off the service as it affects both properties. J. Moes stated that the Village Code does not require separate utility laterals to the property. J. Moes stated that if each unit had individual utility laterals there would be an increased building cost. Dave Schmalz commented that other communities require two services for duplexes. Mr. Schmalz went on to thank the Commission for allowing zero lot line properties because it makes the housing more affordable and easier to obtain financing on than condo properties. J. Moes stated that the Water Commission could discuss changing the ordinance to require separate utility laterals.

Review/Recommendation – CSM – Lot 4 Elmview Heights – Ashford Leasing, LLC

Review/Recommendation – CSM – Lot 5 Elmview Heights – Ashford Leasing, LLC

Moved by Commissioner Van Gheem, seconded by Commissioner Peerenboom to Recommend to the Village Board Approval of the three CSM's for Ashford Leasing.

Ayes 5, Nay 0 - Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Gheem, seconded by Commissioner Peerenboom to adjourn the Plan Commission meeting at 6:12 p.m.

Ayes 5, Nay 0 - Motion Carried

VILLAGE OF LITTLE CHUTE

Attest: Vicki Schneider, Village Clerk

By: Michael R. Vanden Berg, Village President