

## MINUTES OF THE PLAN COMMISSION MEETING – MAY 9, 2011

### Call to Order

Plan Commission meeting was called to order at 6:00 p.m. by Village President, Michael Vanden Berg

### Roll Call

PRESENT: President Vanden Berg  
Trustee Bill Peerenboom  
John Elrick  
Richard Schevers  
Roy Van Gheem  
Bill Van Berkel  
Jerry Verstegen

ALSO PRESENT: Village Administrator Chuck Kell, Community Development Director Jim Moes,  
Village Clerk Vicki Schneider, Eric & Tasha Valentyn, LCSD Reps. Jim Fochs and  
Jerry Verhagen

### 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 911 Park Avenue.*

Ayes 7, Nays 0 – Motion Carried Unanimously

### Public Hearing – Variance Request – 911 Park Avenue, Eric & Tasha Valentyn Owners – Construction of a Replacement Driveway with One-Foot Setback from Property Line

J. Moes stated that the current driveway is one foot off of the lot line and the applicants would like to replace the driveway and keep it in the same spot. Village code requires a three foot setback from the side lot line. J. Moes stated he did not receive any comments from the neighbors. Ms. Valentyn stated the neighbor informed them to go ahead as they did not have a problem with the driveway being kept in the same location. Mr. Valentyn stated that they are asking to keep the driveway in the current location for pulling in and out of the driveway and to keep the width matched up to the apron. J. Moes stated he is concerned about issues with snow if the neighbor constructed a fence on the lot line.

*Moved by Commissioner Erick, seconded by Commissioner Schevers to Exit the Public Hearing.*

Ayes 7, Nays 0 – Motion Carried Unanimously

### Approval of Plan Commission Meeting Minutes of March 14, 2011

*Moved by Commissioner Van Gheem, seconded by Commissioner Van Berkel to approve the minutes of March 14, 2011 as presented.*

Ayes 7, Nays 0 – Motion Carried Unanimously

### Action on Variance Request for 911 Park Avenue, Eric & Tasha Valentyn Owners – Construction of a Replacement Driveway with One-Foot Setback from Property Line

Commissioner Van Berkel stated that because the replacement driveway is going to follow the exact same footprint of the current driveway, he doesn't have a problem with granting the variance.

*Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to Approve the Variance Request for 911 Park Avenue as presented.*

Further Discussion: Commissioner Peerenboom asked the Valentyns if they understood the comment made by Mr. Moes about their neighbor potentially constructing a fence and thus allowing only a foot left for snow and Mr. Valentyn stated that even if the driveway was three feet off the property line that would not allow for much more room to work with.

Vote on the Motion:

Ayes 7, Nays 0 - Motion Carried Unanimously

### **Review/Recommendation – CSM – Darboy Development, LLC**

J. Moes stated that the CSM combines four lots in the Ebben's Industrial Park and staff is recommending the Commission recommend approval to the Village Board.

*Moved by Commissioner Elrick, seconded by Commissioner Verstegen to recommend to the Village Board Approval of the CSM for Darboy Development as presented.*

Further Discussion: Commissioner Van Gheem questioned if the final draft would clear up the easement through the building and Mr. Moes indicated that the easement would be cleared up.

Vote on the Motion:

Ayes 7, Nay 0 - Motion Carried Unanimously

### **Discussion: Wind Energy Regulations/Locations**

J. Moes stated that he is bringing the information forward as the Little Chute School District has asked about the possibility of installing a wind generator system at the High School campus and the Commission is being asked to consider adopting regulations to allow for such systems. J. Moes stated the proposal is for a 100 foot tall structure and that is comparable to the wind generator system at Kaukauna High School. Discussion took place.

*Moved by Commissioner Van Gheem, to plan to address these types of systems in an ordinance so we can direct where we want them.*

Further Discussion: Commissioner Peerenboom stated the sample ordinance presented was a good starting point. J. Moes stated that there is the option of allowing the structure through a variance. Commissioner Van Gheem stated he would like to see it addressed in a more proactive manner than with a variance as he expects in the future there will be more request for these structures. Jim Fochs, LCSD rep, stated the WPPI is offering funds for this project if construction begins by fall but if not, then they will be investing the funds in a different project. Commissioner Elrick agreed that this isn't going to be the only request for a wind energy structure so it should be addressed. President Vanden Berg agreed. J. Moes stated that he should be able to provide a proposed ordinance at next month's meeting for discussion. Commissioner Peerenboom stated the Commission should move ahead with some regulations and he noted that the neighbors' concerns will have to be considered. J. Moes stated that before issuing a permit he would recommend that a public hearing be held.

Jerry Verhagen commented on the issues Kaukauna School District had at first and he also commented on how quiet the system is and how the school district would use the structure as an educational tool that would be incorporated in the curriculum.

*Commissioner Elrick seconded Commissioner Van Gheem's motion.*

Vote on the Motion:

Ayes 7, Nays 0 – Motion Carried Unanimously

Mr. Fochs provided copies of a formal wind study that was created for their site by WPPI.

### **Unfinished Business**

None

### **Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to adjourn the Plan Commission meeting at 6:27 p.m.*

Ayes 7, Nays 0 - Motion Carried Unanimously

**VILLAGE OF LITTLE CHUTE**

---

Attest: Vicki Schneider, Village Clerk

---

By: Michael R. Vanden Berg, Village President