

MINUTES OF THE PLAN COMMISSION MEETING – JUNE 13, 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

Richard Schevers

Roy Van Gheem

Bill Van Berkel

Jerry Verstegen

EXCUSED: Trustee Bill Peerenboom

John Elrick

ALSO PRESENT: Village Administrator Chuck Kell, Community Development Director Jim Moes,
Village Clerk Vicki Schneider, LCSD Rep. Jim Fuchs

Public Appearance for Items Not on the Agenda

None

Approval of Plan Commission Meeting Minutes of May 9, 2011

Moved by Commissioner Van Gheem, seconded by Commissioner Verstegen to approve the minutes of May 9, 2011 as presented.

Ayes 5, Nays 0 – Motion Carried

Review/Recommendation – Annexation Petition filed by Outagamie County – Part of the Landfill from the Town of Vandenbroek to the Village of Little Chute

J. Moes stated staff's recommendation is that the Commission recommends approval to the Village Board and that the property be zoned industrial district. Staff stated that about half of the landfill will still remain in Grand Chute and they explained that because of uncertainties with the plans for the landfill area in Grand Chute, that land isn't being petitioned for annexation to the Village at this time. J. Moes stated that the reason for the annexation request is the result of a stipulation that Vandenbroek and the County agreed upon for Vandenbroek's participation in the Holland Road project and Vandenbroek has agreed to continue to provide fire service to this area of the landfill. If at some point in the future the Town will no longer provide fire service, the County has agreed to extend the water main so the Village will be able to provide fire service to this area. Staff also noted that the Village has a mutual aid agreement with Grand Chute for fire services. Staff stated they did not see any downside to annexing the land.

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to recommend to the Village Board approval of the Annexation filed by Outagamie County for a part of the Landfill from the Town of Vandenbroek as presented with the property being zoned Industrial District.

Ayes 5, Nays 0 - Motion Carried

Discussion/Recommendation – Amending Village Code Sec. 44 – Division 4 –Wind Energy Systems

J. Moes stated that the amendment defines wind energy systems and windmill structures, it addresses site plans, fencing, required safety features, and utility interconnection. J. Moes stated that staff is recommending that the Commission recommend approval of the code amendment to the Village Board and the Village Board will set a public hearing. Commissioner Van Gheem expressed concern if there were areas in the Village where the larger systems could be placed and he commented that we didn't want the large system and he believes the goal is to regulate systems that are 100 megawatts and smaller. J. Moes stated that the Village would have to annex an area large enough for the large systems and he isn't aware of any area that is large enough at this time other than

the landfill and the large systems are regulated by the PSC. J. Moes clarified that six foot fencing would be required around the system and the structure needs to be setback from the property line a distance of three times the height of the structure. J. Moes stated that a conditional use will have to be applied for by the school for the system they are planning on school grounds.

Moved by Commissioner Schevers, seconded by Commissioner Van Berkel to recommend to the Village Board Amending Village Code Section 44 – Division 4 – Wind Energy Systems as presented.

Ayes 5, Nays 0 – Motion Carried

J. Moes stated that the school district's application for a conditional use for a wind energy system will likely be on the agenda for July's meeting and a public hearing will be held and notices will be sent to abutting property owners and the public hearing notice will also be published. J. Moes stated the school district is the only system that he is aware of that is being proposed at this time. Mr. Fochs stated that they need the conditional use permit by mid-July. J. Moes stated that the July Plan Commission meeting may need to be delayed to allow for the public hearing and adoption of the amendment by the Board.

Unfinished Business

None

Items for Future Agenda

Staff informed the Commission that the Village Board has referred to the Plan Commission the issue of rezoning parcels on W. Lincoln Avenue back to residential from the current zoning of commercial district and the rezoning will be on the Plan Commission's July agenda for review. Commissioner Verstegen requested that staff provide Commissioners copies of all minutes from the Plan Commission meetings regarding the rezoning of W. Lincoln Avenue. J. Moes informed the Commissioners that a rezoning and amendment of the Comprehensive Plan for a development in the northwest portion of the Village may also be on the agenda for July's meeting.

Adjournment

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to adjourn the Plan Commission meeting at 6:21 p.m.

Ayes 5, Nays 0 - Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael R. Vanden Berg, Village President

Attest: Vicki Schneider, Village Clerk