

MINUTES OF THE PLAN COMMISSION MEETING – JANUARY 9, 2011

Call to Order

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

Roll Call

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

EXCUSED: Roy Van Gheem

ALSO PRESENT: Community Development Director Jim Moes, Village Administrator Charles Kell, Village Clerk Vicki Schneider, Gene Rosin, Andy Cleveland, Brad Hansen representing Heartland Business Systems

Public Appearance for Items Not on the Agenda

Mr. Brad Hansen, Officer with Heartland Business Systems, addressed the Commission with a request that the Commission consider allowing digital signage for Heartland Business Systems. Mr. Hansen stated that the company is expanding and going through construction and their logo and branding has changed so they need to change their current sign. Mr. Hansen stated they would work with the Village to make the sign appealing to both their business and the Village and because they are a technology company, they want to reflect that in their signage. President Vanden Berg stated this issue may be brought up under items for future agendas.

Approve Minutes of the Plan Commission Meeting of December 12, 2011

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to approve the minutes of December 12, 2011 as presented.

Ayes 6, Nays 0 – Motion Carried

Review/Recommendation – CSM – Gene Rosin – Southeast Corner Lot – Lincoln Ave. & Buchanan. St.

J. Moes stated that the CSM meets the requirements of the Village Code and the CSM splits one lot into two lots and he is recommending that the Commission recommends to the Village Board approval of the CSM.

Moved by Commissioner Elrick, seconded by Commissioner Van Berkel recommend to the Village Board approval of the CSM for Gene Rosin as presented.

Ayes 6, Nays 0 – Motion Carried

Review/Recommendation – Rezoning Village North Subdivision Lots on Buchanan St. Lots 13-17 from RC – Conventional Single-Family District to RT – Two-Family Residential District

J. Moes stated that the size of these lots was based on a two-family residence. Commissioner Peerenboom stated his concern is that the two-family residences may devalue the lots behind them. Discussion took place on this issue and points made were that it is unknown what may develop across the street from these lots and Buchanan Road may become a high traffic route. The idea of constructing a berm behind these lots was brought up and staff stated that would not be allowed because of the drainage plan. C. Kell stated that the covenant standards are going to require the duplexes to be more upscale because of the size required and an attached garage requirement and any out buildings will have to match the house and he believes most of these will be owner occupied. Commissioner Elrick stated he understands the concern but he agrees most of these properties will be zero lot line, owner occupied. J. Moes stated that there has been interest shown in constructing duplexes in the Village. Staff stated that there are not any special zoning requirements for condos/twindos but the CSMs for these do come before the Plan Commission for review.

Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to recommend to the Village Board to set a public hearing for the rezoning of the Village North Subdivision Lots on Buchanan St. Lots 13-17 from RC – Conventional Single Family District to RT – Two-Family Residential District and to recommend approval of the rezoning for the lots as presented.

Ayes 5, Nays 1 (Peerenboom) – Motion Carried

Unfinished Business

None

Items for Future Agenda

Commissioner Peerenboom commented that the issue of the digital signs was listed as an item for future agendas on last month's minutes and it was requested that J. Moes bring forward examples of regulations from other communities for the Commission to consider. Commissioner Peerenboom asked that this be done for next month's meeting and he stated that personally unless something really good comes up he will not vote for allowing digital changing signs because he thinks they are a very big distraction and he is not in favor of them. J. Moes noted that is the way the Commission has felt in the past about these signs so he was not sure how to bring something to the Commission that would be palpable. Commissioner Elrick stated he agrees with Commissioner Peerenboom and he is also not a big fan of them but he would be willing to look at other communities regulations but he does not want to give Heartland any false hope. Mr. Hansen said that one of the ways to keep the distraction limited is to look at a digital static sign that can just be modified and that is the type of sign Heartland would like to have. J. Moes stated there is a possibility to write an ordinance to control the speed of the signs but this becomes a matter of policing the signs. President Vanden Berg stated he did not have a problem taking a look at this issue. Commissioner Peerenboom suggested that the regulations from other communities be brought to the Commission at next month's meeting for review. Staff noted that currently the signs inside the buildings are not regulated and Commissioner Van Berkel stated he would like to see regulations on inside signs addressed on a future agenda and the only way he would consider a digital sign is if it is static with no flashing as he is not a fan of these signs either. President Vanden Berg informed Mr. Hansen that the issue will be on next month's Plan Commission agenda and he is invited to attend the meeting.

Adjournment

Moved by Commissioner Van Berkel, seconded by Commissioner Peerenboom to adjourn the Plan Commission meeting at 6:18 p.m.

Ayes 6, Nays 0 - Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael R. Vanden Berg, Village President

Attest: Vicki Schneider, Village Clerk