

MINUTES OF THE PLAN COMMISSION MEETING – APRIL 9, 2012

Call to Order

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

Roll Call

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

EXCUSED: John Elrick

ALSO PRESENT: Community Development Director Jim Moes, Village Administrator Charles Kell,
Village Clerk Vicki Schneider, James Martin

Public Appearance for Items Not on the Agenda

None

Moved by Commissioner Van Gheem, seconded by Commissioner Verstegen to Enter into the Public Hearing. Ayes 6, Nays 0 – Motion Carried

Public Hearing – Variance Request – 326 W. Lincoln Avenue – Applicants – James & Patricia Martin – Construction of a driveway with no setback from side lot line

J. Moes stated that Village Code requires a three foot side lot line setback for concrete sidewalks, driveways, garages and sheds. The current driveway is on the lot line and the applicant wishes to replace the driveway in the same location.

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to Exit the Public Hearing. Ayes 6, Nays 0 – Motion Carried

Approve Minutes of the Plan Commission Meeting of March 12, 2012

Moved by Commissioner Peerenboom, seconded by Commissioner Van Berkel to approve the minutes of March 12, 2012 as presented. Ayes 6, Nays 0 – Motion Carried

Action on Variance Request 326 W. Lincoln Avenue – Applicants – James & Patricia Martin – Construction of a driveway with no setback from side lot line

Commissioner Schevers questioned if the proposed driveway would be level with the neighbor's driveway which it abuts. Mr. Martin stated that the new driveway will be constructed to be level with the neighbor's driveway. Commissioner Van Gheem questioned which driveway is on the lot line and Mr. Martin answered that his driveway is on the lot line and that he planned to fill the gap between his driveway and neighboring property with gravel. President Vanden Berg questioned if the owners were certain of the lot line and J. Moes replied they were certain due to the recent re-platting done in the Village. Commissioner Peerenboom questioned if they would be going over their property line because his concern is that the variance for the driveway is for it to be constructed entirely on his property. Mr. Martin stated that one of the purposes for replacing the driveway is to realign it so it is only on his property. Mr. Martin stated his neighbor is aware of the variance request and is in support of it.

Moved by Commissioner Peerenboom, seconded by Commissioner Van Berkel to Approve the Variance Request for construction of driveway with no setback requirement from the side lot line contingent on the driveway placement being only on the property at 326 W. Lincoln Avenue.

Ayes 6, Nays 0 – Motion Carried

Unfinished Business

None

Items for Future Agenda

J. Moes stated that he will be presenting ordinance language for creating the East Main Overlay District which is the area located east of Sanitorium Rd. to the East Village Limit. The language will reduce the front yard setbacks in this district by two-feet and this is needed because of the Main Street project and acquiring two-feet on each side of the street in this area. V. Schneider stated that this meeting is Commissioner Verstegen last as he is not seeking reappointment to the Commission and President Vanden Berg will be taking applications from residents interested in being appointed to the Commission.

Adjournment

Moved by Commissioner Van Gheem, seconded by Commissioner Peerenboom to adjourn the Plan Commission meeting at 6:08 p.m. Ayes 6, Nays 0 - Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Vicki Schneider, Village Clerk