

**MINUTES OF THE PLAN COMMISSION MEETING – SEPTEMBER 10, 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  
Steve Eggert  
John Elrick  
Richard Schevers (6:03)  
Roy Van Gheem

EXCUSED: Trustee Jim Hietpas, Bill Van Berkel

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

## **Public Appearance for Items Not on the Agenda**

None

## Approve Minutes of the Plan Commission Meeting of July 9, 2012

*Moved by Commissioner Elrick, seconded by Commissioner Van Gheem to approve the minutes of July 9, 2012 as presented. Ayes 5, Nays 0 – Motion Carried*

## **Recommendation on Conditional Use Request filed by Premier Real Estate Management LLC for Construction of Multi-Family Residences**

J. Moes reviewed the plans for the five, two-story apartment buildings, noting each building will have 12 apartment units and each unit will each have an attached garage. J. Moes stated that because it is zoned commercial highway district, multi-family residences are allowed only as a conditional use that has been approved by the Village Board with a recommendation to the Board from the Plan Commission. J. Moes stated the development meets all the Village's setback requirements and it will be located right next to another apartment project that was approved several years ago. J. Moes stated that the Village owns the property and the sale to the Developer is contingent upon approval of this conditional use. J. Moes stated that his recommendation is that the Plan Commission recommends approval of the Conditional Use and he noted that there will be a public hearing before the Village Board on Wednesday for this Conditional Use request.

*Moved by Commissioner Van Gheem, seconded by Commissioner Elrick to recommend to the Village Board approval of the Conditional Use Request filed by Premier Real Estate Management LLC for Construction of Multi-Family Residences.*

Further Discussion: Commissioner Elrick asked if the Village or the Developer was putting in the storm sewer. J. Moes stated it will be up to the Public Works Dept. and a pipe is needed from the street to the pond and it would be his recommendation that the Village put the pipe in and let them use it. R. Van Gheem stated that they will most likely run a pipe from Aspen Ln. to the west property line with access to the pond for future maintenance. R. Van Gheem also stated the swale on the north side of Elm Drive would be filled. J. Moes stated the storm water utilities would be an expense of the TID. Commissioner Eggert stated he would likely vote against this as in reviewing the Comprehensive Plan, it doesn't appear that the community at large wanted to expand the community in this manner but they want manufacturing or

residential housing. Commissioner Eggert stated that in his mind, the people that would rent here would spend their money elsewhere. Mr. Eggert asked if the Developer's taxes would cover the cost of having these people in the community using community services.

Commissioner Eggert stated he would rather see residential housing or manufacturing development. J. Moes stated that the current zoning needs to be looked at and not just the Comprehensive Plan. J. Moes explained the types of uses that are allowed in CH districts and he stated that he estimates this development to be around \$3 million and you wouldn't get that with residential homes. Commissioner Eggert also commented on the proximity to Hwy. 41 and the noise from the highway and he stated what is most important is having development that brings in jobs. Commissioner Elrick commented that we wouldn't get a large office building in this location because of the proximity to the landfill and that is also the reason why residential single family development wouldn't go up in this location. Commissioner Elrick stated that this property was platted before Cell D was even opened up in the landfill. Commissioner Elrick stated it would be great if we could get manufacturing on this land but the fact is we have had this land for some time and if we can sell it and get it on the tax base, he is all for it.

Vote on the Motion:

Ayes 4, Nays 1 (Eggert) – Motion Carried

### **Unfinished Business**

None

### **Items for Future Agenda**

None

### **Adjournment**

*Moved by Commissioner Elrick, seconded by Commissioner Schevers to adjourn the Plan Commission meeting at 6:15 p.m.*

Ayes 5, Nays 0 – Motion Carried

## **VILLAGE OF LITTLE CHUTE**

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By: Michael Vanden Berg, Village President

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Attest: Vicki Schneider, Village Clerk