

## MINUTES OF THE PLAN COMMISSION MEETING – OCTOBER 30, 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 Jim Hietpas  
Steve Eggert  
John Elrick  
Richard Schevers  
Bill Van Berkel  
Roy Van Gheem

ALSO PRESENT: Community Development Director Jim Moes, Village Administrator Charles Kell, Village Clerk Vicki Schneider, Dave Schmalz – McMahon, Don De Groot – LC Windmill, Inc.

### Public Appearance for Items Not on the Agenda

None

### Review/Recommendation – CSM – Little Chute Windmill Inc. - Property in the 100 Block of W. Main Street Including 110 W. Main Street

C. Kell stated that this CSM takes all the property between Monroe St. and Grand Ave. and creates two lots. One lot will remain under the ownership of LC Windmill, Inc. and the intent is that the Village will be purchasing the balance of the property shown as Lot 1. C. Kell stated that the CSM would not be recorded until after the real estate closing on this property.

*Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to recommend to the Village Board approval of the CSM for Little Chute Windmill Inc., for the property in the 100 Block of W. Main Street including 110 W. Main Street as presented.*

Ayes 7, Nays 0 – Motion Carried Unanimously

### Review/Recommendation – CSM – Village of Little Chute – Vacant Property on E. Main Street

C. Kell stated that as part of the transaction of purchasing the Salon Indulgence property by LC Windmill, Inc. and their selling that property to the Village, the Village is in the process of making a commitment to the owner of Salon Indulgence that the Village would sell them Lot 1 on the CSM for \$1.00 for construction of a new spa and salon of approximately 3,500 sq. ft. located on the corner of E. Main St. and VandenBroek St. Lot 1 represents the development parcel and the property next to it, Lot 5, is being dedicated for road purposes for the potential future reconstruction of the VandenBroek St. and Depot St. intersection. C. Kell noted that there are no plans by the Village Board to complete the reconstruction of the intersection but because the property was originally purchased for the purpose of realigning that intersection and to sell Lot 1 it is necessary to designate it for that purpose. Trustee Hietpas asked if it was necessary to have that phrase on the CSM for Lot 5 because the Board recently voted against realigning the intersection and it was even discussed about selling that lot for future business. J. Moes responded that it has to be called something like Lot 2. C. Kell stated it would be a difficult parcel to sell to be built on. Mr. Schmalz stated it could be called an outlot and at 5,100 sq. ft. it is a little small to build on but you don't need much to run a business. Staff stated that if it is dedicated in the future it could be undedicated. Commissioner Elrick asked if it was undedicated wouldn't that force the salon to build a fire wall and J. Moes agreed that would be the case and it would increase the building costs for the salon. Commissioner Van Berkel stated he doesn't have a problem with leaving it dedicated as this Board doesn't want to straighten out the street but Boards before said they wanted to straighten the intersection and Boards change and it could always be undedicated. Staff stated that if it is undedicated in the future it would go to the

property owner under which it was dedicated which would be the Village. Commissioner Elrick stated he agrees with Commissioner Van Berkel and the intent when the Village purchased the property was to realign the street and while this current Village Board doesn't want to do that, a future Board many want to.

*Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to recommend to the Village Board approval of the CSM for the Village of Little Chute for the vacant property on E. Main Street.*

Further Discussion: Trustee Hietpas stated that he would have to vote against the motion as he would like to leave the lot blank or call it an outlot.

Ayes 6, Nays 1 (Hietpas) – Motion Carried

### **Unfinished Business**

C. Kell stated that at next month's meeting there will be a follow-up issue regarding parking for the off-site parking needs for this development as some of the required parking will be on-site and some parking will be in the public parking lot. C. Kell also stated there will be egress and ingress easements between Vanderloops and the owner of Lot 1. J. Moes stated that the Village Code does allow the Plan Commission to grant off street parking use in public parking areas.

### **Items for Future Agenda**

None

### **Adjournment**

*Moved by Commissioner Van Berkel, seconded by Commissioner Elrick to adjourn the Plan Commission meeting at 6:10 p.m.*

Ayes 7, Nays 0 – Motion Carried Unanimously

## **VILLAGE OF LITTLE CHUTE**

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By: Michael Vanden Berg, Village President

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Attest: Vicki Schneider, Village Clerk