

MINUTES OF THE PLAN COMMISSION MEETING – DECEMBER 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

Bill Van Berkel

Roy Van Gheem

EXCUSED: Trustee Jim Hietpas

ALSO PRESENT: Community Development Director Jim Moes, Village Administrator Charles Kell, Village Clerk Vicki Schneider, Dave Schmalz- McMahon, Mel Baeten- Shade Today, Scott Siebers

Public Appearance for Items Not on the Agenda

None

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to enter into the public hearing.

Ayes 6, Nays 0 – Motion Carried

Public Hearing –Conditional Use Request – Scott Siebers Applicant – 1830 E. Main Street

J. Moes stated that this request is for the back 25% of the building that is currently occupied in the front by Family Dollar at 1830 E. Main St. J. Moes further stated that the property is owned by Carol Siebers and her son Scott is proposing to use the north portion of the building for the manufacturing, distribution, and machining of small parts and this would be considered a light industrial use which is allowed as a conditional use in the CH district. J. Moes stated that property owners within 100 feet of the building were notified of the public hearing. Mr. Siebers stated that he would be doing light machining of small custom parts for local small businesses.

Moved by Commissioner Elrick, seconded by Commissioner Van Gheem to exit the public hearing.

Ayes 6, Nays 0 – Motion Carried

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

Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to approve the minutes of November 12, 2012 as presented.

Ayes 6, Nays 0 – Motion Carried

Action – Conditional Use Request – Scott Siebers Applicant – 1830 E. Main Street

J. Moes stated that staff's recommendation is to approve the conditional use subject to not allowing any outside storage of materials. J. Moes stated that Mr. Siebers is taking measures to modify the adjoining wall to provide for soundproofing and the normal noise ordinance regulations would apply.

Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to approve the Conditional Use Request for Scott Siebers for 1830 E. Main Street with the condition that there is no outside storage of materials.

Ayes 6, Nays 0 – Motion Carried

Review/Recommendation – CSM – Shade Today – 1401 W. Evergreen Drive

J. Moes stated the proposed CSM divides the parcel on Fullview Drive into 4 Lots and plans for a future extension of Fullview Drive and installing a temporary turnaround. J. Moes stated that the existing Lots 1 & 2 do not meet the existing setback requirement of 40 feet but the road

extension does not currently exist and it just a driveway. Commissioner Elrick asked about shifting the road because Lot 4 on the CSM could easily accommodate shifting the road so that it meets the setback requirements for future additions. Discussion took place on angling the road or possible putting in S curves. J. Moes stated the sewer and water utility extensions need to be put in. Commissioner Van Gheem commented that when additional development comes into this area, there would be a requirement for storm water management and they will probably direct the road to go in at that time. Commissioner Van Gheem noted that for the use of the existing buildings the concrete pad they are using as a driveway is sufficient. Mel Baeten commented that the road is 28 feet across and 6 inches thick with concrete and it is all reinforced and they have been running trucks on it for years and it is in good shape and they hate to have to tear it out. J. Moes pointed out that when the current buildings were built, this land was in the Town and he doesn't see any problems with leaving the concrete drive in place and any building built on Lot 3 will have to conform to the setback requirements.

Commissioner Elrick commented on having the land available to meet the setbacks and the concrete driveway doesn't meet our specs for a road so it is going to have to be taken out anyway when it becomes a road and he further stated that he would not support a vote to recommend approval of the CSM. Dave Schmalz from McMahon stated curves could be put in the road although he doesn't like to do that but he doesn't have an issue shifting the road if that is required and in the short term the current driveway could be used even though it isn't centered on the road. Discussion continued on utility installation and placement of the concrete street. Staff noted that the utilities would be put in now and the concrete road would be extended at some point in the future. President Vanden Berg stated that he would approve it as presented because the cost of trying to meet the setback requirements isn't worth the benefit or lack of it. Commissioner Van Gheem stated that he does not see any easy solution and he would like to see a straight road and the hardship is actually on the property owners with meeting the setback requirements and trying to expand.

Moved by Commissioner Van Gheem, seconded by Commissioner Eggert to recommend to the Village Board approval of the CSM for Shade Today as presented.

Ayes 5, Nays 1 (Elrick) – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to adjourn the Plan Commission meeting at 6:26 p.m.

Ayes 6, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Vicki Schneider, Village Clerk