

## MINUTES OF THE PLAN COMMISSION MEETING – MARCH 11, 2013

### 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<br>Trustee Bob Berken<br>Richard Schevers<br>Bill Van Berkel<br>Roy Van Gheem                                    |
| EXCUSED:      | John Elrick  |
| ABSENT:       | Steve Eggert   |
| ALSO PRESENT: | Community Development Director Jim Moes, Village Administrator<br>Charles Kell, Village Clerk Vicki Schneider, Dave Schmalz of McMahon |

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes of the Plan Commission Meeting of February 11, 2013

*Moved by Commissioner Van Berkel, seconded by Commissioner Berken to approve the minutes of February 11, 2013 as presented.*      Ayes 5, Nays 0 – Motion Carried

### Review/Recommendation – CSM – 911 W. Evergreen Drive – Scott Schmalz, Darwin Schmalz

J. Moes stated that the proposed CSM is altering the property lines between two lots and it meets all Village codes and staff is recommending that the Commission recommends approval to the Village Board.

*Moved by Commissioner Van Gheem, seconded by Commissioner Van Berkel to recommend to the Village Board approval of the CSM for 911 W. Evergreen Drive for Scott Schmalz and Darwin Schmalz.*      Ayes 5, Nays 0 – Motion Carried

### Review/Recommendation – CSM – Shade Today – Mel Baeten/Big D's Development – Fullview Drive

Dave Schmalz of McMahons stated that the CSM was changed because the family trust has not yet changed regarding the existing Shade Today and the land to the north so the lot lines were moved to include just the building that they want to sell, dedicate Fullview Drive and it also creates two smaller lots. Mr. Schmalz stated that the name was changed to Big D's Developments LLC for the land that is still owned jointly by the parties. Mr. Schmalz stated that a note could be added to the CSM concerning waiving the assessment hearing and accepting the assessments per the Development Agreement. J. Moes stated that based on his review the lots meet the minimum sizes for the Village's zoning requirements and he recommends that the Plan Commission recommend to the Village Board approval of this CSM. J. Moes stated that he doesn't think the note is needed on the CSM as that should be part of the Development Agreement. Discussion took place. J. Moes stated that it is staff's recommendation that the CSM not be approved by the Village Board until the Development Agreement is signed.

*Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to recommend to the Village Board approval of the CSM for Big D's Development as presented.*

Ayes 5, Nays 0 – Motion Carried

**Review/Recommendation – Application for Temporary Use to the Zoning Board of Appeals – Nestle – 401 W. North Avenue**

J. Moes stated that he has the authority to grant a temporary use permit for up to 90 days and this request is for one year so the request must go before the Board of Appeals and the Plan Commission should review and make a recommendation to the Board of Appeals. J. Moes stated it is for an office trailer that has been on the property for a number of years and Nestle has acquired property to the south and they will be building office space.

*Moved by Commissioner Berken, seconded by Commissioner Van Berkel to recommend to the Board of Appeals approval of the Temporary Use Permit.*

Ayes 5, Nays 0 – Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Van Gheem, seconded by Commissioner Van Berkel to adjourn the Plan Commission meeting at 6:14 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