

## MINUTES OF THE PLAN COMMISSION MEETING – AUGUST 12, 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  
Steve Eggert  
John Elrick  
Richard Schevers  
Bill Van Berkel  
Roy Van Gheem  
Trustee Larry Van Lankvelt

ALSO PRESENT: Community Development Director Jim Moes, Deputy Clerk Sandy Berkers, and Representatives for Agropur, Inc.

### Public Appearance for Items Not on the Agenda

None

*Moved by Commissioner Schevers, seconded by Commissioner Van Berkel to enter into Public Hearing for Variance Request-Agropur, Inc. (Simons Cheese)*

Ayes 7, Nays 0—Motion Carried

### Public Hearing-Variance Request – Agropur, Inc. (Simons Cheese)

J. Moes stated that Agropur, Inc. is requesting a variance to add an air handling unit and noted that the building does not currently meet the 20 ft. setback from the highway. President Vanden Berg questioned if the air handling unit would make it closer to the highway. J. Moes stated that yes it would make the existing structure closer to Evergreen Drive. Commissioner Eggert questioned if the proposed unit would cause a visibility issue for traffic and if allowing a variance that goes into the right of way could that be a liability issue for the village. J. Moes stated that the structure would not cause a visibility issue and that the structure is not in the right of way it just does not meet the 20 ft. setback requirement. Discussion of alternate placement of air handling unit took place. Commissioner Van Gheem questioned the variance application and if future projects will cause the structure to protrude out of the 20 ft. setback requirement and a representative of Agropur, Inc. stated that at this point the company is not sure that is why the verbiage was put in the application. Commissioner Van Gheem questioned the noise the air handling unit would make due to the unit being so close to the lot line. J. Moes stated that he would get that information before the permit is issued.

*Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to exit for Public Hearing for Variance Request from Agropur, Inc.*

Ayes 7, Nays 0 – Motion Carried

### Approve Minutes of the Plan Commission Meeting of July 8, 2013

*Moved by Commissioner Van Gheem, seconded by Commissioner Elrick to Approve the minutes of July 8, 2013 as presented.*

Ayes 7, Nays 0 – Motion Carried

### Discussion/Action on Variance Request – Agropur, Inc. (Simons Cheese)

J. Moes stated that if the commission is to approve the variance do it because of the unusual shape and size of the lot.

*Moved by Commissioner Elrick, seconded by Commissioner Eggert to Grant a Variance for the Addition of an Air Handling Unit to the South Side of Existing Cheese Manufacturing Plant.*

Ayes 7, Nays 0 – Motion Carried

**Discussion/Action – Recommend to Village Board Approval of CSM # 3562 –Agropur, Inc. (Simons Cheese)**

J. Moes stated that it is staffs recommendation to recommend the CSM #3562 to the Village Board for approval.

*Moved by Commissioner Eggert, seconded by Commissioner Elrick to Approve CSM #3562-Agropur, Inc. (Simons Cheese)*

Ayes 7, Nays 0 – 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 6:14 p.m.*

Ayes 7, Nays 0 – Motion Carried

**VILLAGE OF LITTLE CHUTE**

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By: Michael Vanden Berg, Village President

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Attest: Sandy Berkers, Village Deputy Clerk