

MINUTES OF THE PLAN COMMISSION MEETING – SEPTEMBER 9, 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 Phil Cosson of Ehlers and Associates

Public Appearance for Items Not on the Agenda

None

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to enter into Public Hearing for Proposed Creation of Tax Incremental District No. 5.

Ayes 7, Nays 0–Motion Carried Unanimously

Public Hearing-Proposed Creation of Tax Incremental District No. 5

Phil Cosson of Ehlers presented the Project Plan for TID No. 5 and reviewed the time line for approval. P. Cosson stated that TID 5 is in a proposed industrial area of the Village. P. Cosson presented the map of TID 5 and noted that it overlays in a portion of TID No. 2. P. Cosson noted the extensive amount for capital projects and stated that the only portion the Village would start on right away is the storm water installation noted in Phase 1 of the plan. P. Cosson stated that development of the area will trigger the expenditures. P. Cosson stated that any future developments in TID 5 would have to come to the Village Board for approval. P. Cosson discussed the cash flow portion of the plan and noted that the projected revenue that would come from TID 5, if created as proposed, would be upwards of \$14 million. J. Moes stated that this TID allows the Village to have the tools in place to assist future development. President Vanden Berg questioned if the incentives in the TID were a cap or if they could be exceeded without doing an amendment. P. Cosson stated that he has had Bond Counsel weigh in on the issue and if it is only 10-15 percent greater increase than an amendment is not necessary. J. Moes stated that staff would look at the TID incentives as a cap and if there are any significant increases staff will ask for an amendment.

Moved by Commissioner Elrick, seconded by Commissioner Van Gheem to exit Public Hearing for Proposed Creation of Tax Incremental District No. 5

Ayes 7, Nays 0 – Motion Carried Unanimously

Approve Minutes of the Plan Commission Meeting of August 12, 2013

Moved by Commissioner Van Gheem, seconded by Commissioner Schevers to Approve the Minutes of August 12, 2013 as presented.

Ayes 7, Nays 0 – Motion Carried Unanimously

Action – Resolution No. 2, Series of 2013 Approving Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 5

Moved by Commissioner Van Gheem, seconded by Commissioner Elrick to Approve Plan Commission Resolution No. 2, Series of 2013 Approving Designating Proposed Boundaries and Project Plan for Tax Incremental District No. 5.

Ayes 7, Nays 0 – Motion Carried Unanimously

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 Unanimously

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Sandy Berkers, Village Deputy Clerk