

## **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**

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By: Michael Vanden Berg, Village President

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Attest: Sandy Berkers, Village Deputy Clerk