

## MINUTES OF THE PLAN COMMISSION MEETING – OCTOBER 14, 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

Trustee Larry Van Lankvelt

EXCUSED: Roy Van Gheem

ALSO PRESENT: Village Administrator James Fenlon, Community Development Director Jim Moes, and Deputy Clerk Sandy Berkers,

### Public Appearance for Items Not on the Agenda

### Approve Minutes of the Plan Commission Meeting of September 9, 2013

*Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to Approve the Minutes of September 9, 2013 as presented.*

Ayes 6, Nays 0 – Motion Carried

### Discussion – Concept Plan Development for Senior Housing Project

J. Fenlon recapped the Concept Plan for the Senior Housing Project that was proposed by Rick Hermus. J. Fenlon noted that the \$5,000 allowance for architectural services was a suggestion and could be changed if the commission felt it was necessary. J. Moes went over the aerial map given to the Commissioners and noted that the Legion garage would need to be moved and a portion of the area on Grand Avenue would have to be rezoned Central Business District. J. Moes recommended an Architect out of Green Bay and stated that they have done senior housing projects in the past. Commissioner Elrick stated that there are a couple of Architects in Kimberly capable of completing schematic drawings. J. Moes recommended the senior facility to be an upper-end three story building with an underground parking garage. Discussion regarding the unsuccessful senior housing proposal on West Lincoln occurred. Commissioner Elrick stated that he was concerned that the idea of this senior housing facility would fail when the community realizes that this project falls into the same realm as the West Lincoln project. J. Moes stated that this idea was presented to the board and all members except Trustee Joosten were in favor of this project. Commissioner Eggert questioned if it was standard practice to do a public survey for this kind of project and Commissioner Elrick stated “no”. J. Moes stated that there will be opportunities for the public to object to the development. Commissioner Elrick stated that in his experience with senior housing facilities the amenities are important.

Commissioner Van Berkel stated that the senior housing idea for this area has been ongoing for quite some time and that he supports this project. Commissioner Elrick stated that as he recalled from the West Lincoln senior housing idea the Village Board wanted a 3D rendering of the building site and neighborhood and the commission should keep this in mind when obtaining an architect. Discussion regarding the village owned property adjacent to future senior housing occurred. J. Moes asked permission from the Commission to interview architects for the future senior housing facility and come back with a recommendation. J. Fenlon recommended doing a future Open House to keep the public informed of the project and to receive feedback.

### Discussion – Signage for Design Review Board Manual

J. Moes reviewed pictures of signs from local and national franchises that have conformed to

municipal ordinances regarding the design of buildings and signage. J. Moes stated that the Design Review Board is looking for direction on how to handle corporate signs. J. Moes discussed the Dutch Color Palette and noted that he would recommend changing to the Panton Matching System which is a universal paint system. Commissioner Elrick recommended modifying the manual to prohibit internally lit signs and use the gooseneck lighting. J. Moes recommended allowing lit from behind signage for gas prices for gas station signs only or the new signs that are more like television screens. J. Moes stated that he will bring the amended Design Review Manual back to the Plan Commission for approval when it is finished.

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Van Berkel, seconded by Commissioner Elrick to Adjourn the Plan Commission Meeting at 6:49 p.m.*

Ayes 6, 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