

MINUTES OF THE PLAN COMMISSION MEETING – NOVEMBER 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
 Steve Eggert
 John Elrick (6:03)
 Richard Schevers
 Bill Van Berkel
 Roy Van Gheem
 Trustee Larry Van Lankvelt

ALSO PRESENT: Village Administrator James Fenlon, Community Development Director
Jim Moes, Village Clerk Vicki Schneider, Randy Jahnke, N7555 Lower Cliff Rd., Sherwood

Public Appearance for Items Not on the Agenda

None

Approve Minutes of the Plan Commission Meeting of October 14, 2013

*Moved by Commissioner Van Gheem, seconded by Commissioner Van Lankvelt to
Approve the Minutes of October 14, 2013 as presented.*

Ayes 6, Nays 0 – Motion Carried

Review/Recommendation – CSM – Reinders, Inc.

J. Moes stated that the CSM is dividing the land into two parcels and the existing building is shown on Lot 2 and Lot 1 is for a future development of a new store. The CSM meets all the Village's requirements under the zoning code and staff is recommending that the Commission recommends approval to the Village Board.

*Moved by Commissioner Van Gheem, seconded by Commissioner Van Lankvelt to
recommend to the Village Board approval of the CSM for Reinders, Inc. as presented.*

Ayes 6, Nays 0 – Motion Carried

Commissioner Elrick arrived at meeting.

Review/Recommendation – Extraterritorial CSM – Weyenberg, Gerrits, Jahnke Owners (Town of Vandenbroek)

J. Moes stated that this land is just outside the Village's boundary and the Village has jurisdiction on plat review on land that is within 1 ½ miles of its boundary. The CSM creates three lots and staff has no objections to the CSM and recommends that the Commission recommends approval to the Village Board. Randy Jahnke commented that he would retain ownership of the barn and land to Hickory Drive.

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to
recommend to the Village Board approval of the Extraterritorial CSM as presented.*

Ayes 7, Nays 0 – Motion Carried

Continued Discussion on Senior Housing Project

J. Moes stated that due to time constraints in October he hasn't had an opportunity to follow up with a potential architect for this project. Commissioner Elrick stated he will follow up with an additional architect and put him in touch with Mr. Moes. J. Moes stated he will try to follow up with architects in November and report back at the December meeting. J. Moes asked Commissioners to refer interested architects to him.

Unfinished Business

None

Items for Future Agenda

None

Adjournment

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to
Adjourn the Plan Commission Meeting at 6:07 p.m.*

Ayes 7, Nays 0 – Motion Carried Unanimously

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Vicki Schneider, Village Clerk