

MINUTES OF THE PLAN COMMISSION MEETING – DECEMBER 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, Park & Rec Director, Tom Flick, Village Clerk Vicki Schneider

Public Appearance for Items Not on the Agenda

None

Approve Minutes of the Plan Commission Meeting of November 11, 2013

Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to Approve the Minutes of November 11, 2013 as presented.

Ayes 7, Nays 0 – Motion Carried

Review/Recommendation – CSM – Martin Janssen

J. Moes stated that he has reviewed the CSM and he recommends that the Commission recommends approval to the Village Board.

Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to recommend to the Village Board approval of the CSM for Martin Janssen as presented.

Ayes 6, Nays 0, Abstained 1 (President Vanden Berg) – Motion Carried

Review/Recommendation – Mill Street Bridge Plans

T. Flick provided a brief timeline of activities at the Mill Street Bridge site. T. Flick reviewed the plans of the bridge site. T. Flick noted that the project will be sent out for bid in June or July of 2014 with construction to start in the fall or early winter of 2014. T. Flick stated that the Fox Locks Authority is suggesting 2 parking stalls on the eastern side of the bridge site and 6 on the west side. T. Flick noted that the Village owns the bridge but does not own property directly adjacent on the north or south of the bridge. Trustee Van Lankvelt questioned if the parking stall area is infringing on the adjacent property and T. Flick stated that the parking stall area is State owned land. T. Flick went on to say that the property owner adjacent to the bridge currently grooms this property and that is an agreement between the State and the property owner. Commissioner Elrick questioned owning the bridge but not the land to get to it. T. Flick stated that the Village is working on a utility right- of- way and bridge easements with the State. Commissioner Van Gheem stated that the Village had an easement in the past but with land ownership changes the easements have been vacated. T. Flick discussed the landscape and plaza of the bridge site plans. T. Flick stated that currently the bridge site has fencing and barbed wire to keep trespassers out and noted that this will come down once the bridge construction is finished and people will be allowed to walk around the property freely. T. Flick noted that vehicular traffic will be limited to maintenance vehicles on the bridge. T. Flick discussed the moving parts of the bridge and noted that the style of bridge is a Dutch Bascule Drawbridge. Discussion of concrete thickness of bridge occurred.

Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to recommend to the Village Board approval of the Mill Street Bridge Plans as presented.
Ayes 7, Nays 0 – Motion Carried

Review/Approve – Site Plan – RRR, Appleton, LLC – 800 Randolph Drive

J. Moes noted that the business is relocating and that the CSM is approved. Commissioner Elrick stated that the business owner has not submitted landscaping plans yet due to the Village cleaning out a drainage ditch and a storm sewer being placed on the west property line of the business. Commissioner Elrick stated that a 6,000 sq. ft. expansion to the west is being proposed in the future. Commissioner Van Gheem questioned if there was a shared use easement for this property and Commissioner Elrick responded that there is a shared ingress/egress easement.

Moved by Commissioner Van Gheem, seconded by Commissioner Van Lankvelt to Recommend Approval of the Site Plan for RRR, Appleton, LLC, 800 Randolph Drive to Village Board subject to Public Works and Assessor reviewing and approving the final plans.

Ayes 6, Nays 0, Abstained 1 (Elrick) – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Gheem to Adjourn the Plan Commission Meeting at 6:33 p.m.
Ayes 7, Nays 0 – Motion Carried Unanimously

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Vicki Schneider, Village Clerk