

MINUTES OF THE PLAN COMMISSION MEETING – JANUARY 13, 2014

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: Administrator James Fenlon, Community Development Director Jim Moes, Village Clerk Vicki Schneider, Dave Schmalz, Glenda Woosley, Maggie Kauer, Brad Lamers

Public Appearance for Items Not on the Agenda

None

Approve Minutes of the Plan Commission Meeting of December 9, 2013

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Gheem to Approve the Minutes of December 9, 2013 as presented.

Ayes 7, Nays 0 – Motion Carried

Review/Recommendation – CSM – Turnkey Homes

Dave Schmalz, Registered Wisconsin Land Surveyor stated that he has a plan that was approved by the state. D. Schmalz went on to say that he has prepared two easements one from the duplexes to the three lots of the original survey map and the other to the village for utility access. D. Schmalz stated that he would work with village staff finalizing the easements.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Elrick to recommend to the Village Board approval of the CSM for Turnkey Homes as presented.

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

Discussion/Comment – Concept for Express Location

J. Fenlon stated that he was approached from a representative for U.S. Venture and asked what the village would like to see if the current Express located at West Main & Madison were to be completely rebuilt. J. Fenlon stated that J. Moes came up with a plan that would use the space properly. J. Moes reviewed photographs of convenience stores with a European look and a drawing of a possible concept for the existing site. Discussion regarding driveways into location occurred. J. Moes stated that he will be in contact with a U.S. Venture representative and bring back to the commission in the future.

Review/Approve – Site Plan – Culvers

J. Moes stated that a landscape and drainage plan have not been submitted yet and that he recommends approval of the site plan subject to exclusion of the electronic message center sign currently the village code will not allow that due to the distance from the highway.

Commissioner Van Gheem noted to the builders that there would be cut through traffic in the parking lot so anything they could do to slow people down would be appreciated.

Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to Approve Site Plan for Culvers subject to the Landscape and Drainage Plan Approval and Removal of the Electronic Message Center Sign.

Ayes 7, Nays 0 – Motion Carried

Unfinished Business

None

Items for Future Agenda

J. Moes stated that at the next meeting he will bring forward an amendment to the overlay district requirements to oppose the limited height or electronic message center signs.

Adjournment

*Moved by Commissioner Elrick, seconded by Commissioner Van Gheem to
Adjourn the Plan Commission Meeting at 6:30 p.m.*

Ayes 7, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Vicki Schneider, Village Clerk