

MINUTES OF THE PLAN COMMISSION MEETING – FEBRUARY 10, 2014

Call to Order

The Plan Commission meeting was called to order at 6:04 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, Dan Roarty of Dimension IV

Public Appearance for Items Not on the Agenda

None

Approve Minutes of the Plan Commission Meeting of January 13, 2014

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Approve the Minutes of January 13, 2014 as presented.

Ayes 7, Nays 0 – Motion Carried

Review/Recommendation – Sign Regulations – Ordinance Amendment Sec.

44-556 and 44-557

J. Moes discussed the addition of a monument sign that would have to be located more than 15 feet from any property line. J. Moes proposed increasing the maximum allowable area of signage to 400 square feet as long as the property owner has 500 square foot on lineal street frontage. J. Moes recommended the addition of electronic message signs and that they be greater than 440 feet from the centerlines of USH 41/STH 441. Discussion regarding the lumens of local signage occurred.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to recommend to the Village Board to Set Public Hearing Date & Adopt Ordinance.

Ayes 7, Nays 0, – Motion Carried

Introduction of Dimension IV – Architect for Senior Housing Project

Dan Roarty of Dimension IV presented his vision of the Senior Housing project and noted the services his firm is able to provide. Mr. Roarty noted that his firm has worked with communities in regards to the planning and assessment of housing projects. Mr. Roarty presented different projects that his firm has completed. Mr. Roarty stated that he has put together a contract that he will give to J. Moes. Mr. Roarty stated that common areas and parking are items that will have to be discussed. Commissioner Elrick stated that consideration should be put into how residents will feel about a large building going into a residential area will be looked at by residents. J. Moes stated he would bring further information to the Commission at a later date.

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 7:05 p.m.*

Ayes 7, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: James Fenlon, Village Administrator