

MINUTES OF THE PLAN COMMISSION MEETING – May 12, 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
Richard Schevers
Bill Van Berkel
Trustee Larry Van Lankvelt
EXCUSED: Roy Van Gheem
Trustee Elrick

ALSO PRESENT: Administrator James Fenlon, Community Development Director Jim Moes, Dawn Gunderson from Elhers Financial, Deputy Clerk Bev Searvogel, and Village Clerk Laurie Decker

Public Appearance for Items Not on the Agenda

None

Moved by Commissioner Schevers, seconded by Commissioner Van Berkel to enter Public Hearing for Festive Balloons requesting a conditional work permit for a home based business

Aye 5, Nays 0 – Motion Carried

Public Hearing—Festive Balloons requesting a condition use permit for a home based Business

Director Moes and Dorothy Vander Wyst explained her balloon business to the Commission and the location at 1706 Penny Lane and that her business causes little if any extra traffic on her street and she only receives UPS deliveries twice a month. Out of 67 orders placed last year only 5 were picked up at her residence.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to exit Public Hearing (6:06 p.m.)

Aye 5, Nays 0 – Motion Carried

Open Public Hearing for Amendment #2 to TID #4 Project Plan

Dawn Gunderson from Elhers presented an overview of the amendment for the project plan for TID #4. She went on to say that the benefit of a state trust loan is you can take the money in draws and as you need it and you wouldn't have to take the full loan if you have other sources available before you borrow and can pay off as land sales come into play. The trust fund loan is identified and there are TID funds on hand of \$243,000 that will be committed to this project and reducing the amount of financing needed as well as phase one of the Marlowe land development. There is a land sale commitment from them for \$820,000 reducing the amount need for general obligation be raised to \$2,995,000. The storm water and utility cost would be done with a promissory note for \$940,000 for a total financing of \$3,935,000 for those projects. A new value coming forward into the district is the Marlowe Development, which are 103 single and 136 multi-family units. The Marlowe Agreement is close to being finalized and executed to commit the development that's proposed here. The District since created in 2007 presently has a value of \$6.3M. It is also generating tax increment from this area. Premiere Development began construction in 2013. Once it is fully developed there will be \$300,000 of revenue coming from that site. The tax rate is currently \$23.04 and we are not objecting that to change and it will be updated each year based on the actual tax rate. The cumulative cash collection from combining the two developments will be \$1.2M of annual tax revenue. The revenue will help support

project costs that have been identified and any debt service payments through annual cash flow paying the debt. Even though we may see a couple years when the Village is spending more on an annual basis, by completion of the TID, we will maintain an increment surplus. The next meeting will be at Village Hall on 6/3/2014 for final consideration.

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to exit Public Hearing (6:21 p.m.)

Approve Minutes of the Plan Commission Meeting of May 12, 2014

Moved by Commissioner Eggert, seconded by Commissioner Van Lankvelt to Approve the Minutes of May 12, 2014 as presented.

Ayes 5, Nays 0 – Motion Carried

Approval-Conditional use permit for Festive Balloons

Moved by Commissioner Eggert, seconded by Commissioner Van Lankvelt to approve the conditional use permit for Festive Balloons.

Ayes 5, Nays 0 – Motion Carried

Review/Recommend CSM Village of Little Chute

Jim Moes reported the Certified Surveyed Map to divide the property the Village just purchased from Evergreen LLC and to re-divide it into lots that the Village will be selling as part of the this project to the Marlowe group and others. The staff recommendation is to approve the CSM

Moved by Commissioner Van Lankvelt, seconded by Commissioner Eggert to approve the CSM Village of Little Chute

Ayes 5, Nays 0 – Motion Carried

Resolution-Approving Amendment 2 to TID #4 Project Plan

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to adopt Resolution #1, Series 2014

Ayes 5, Nays 0 – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Schevers, seconded by Commissioner Eggert to Adjourn the Plan Commission Meeting at 6:37 p.m.

Ayes 5, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: James Moes, Community Development Director