

## MINUTES OF THE PLAN COMMISSION MEETING – MARCH 9, 2015

### 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

Larry Van Lankvelt

Roy Van Gheem

Bill Van Berkel

Brian Huiting

EXCUSED: Steve Eggert

Richard Schevers

ALSO PRESENT: Dan Roarty with Dimension IV, Ken Jaworski with Martinson & Eisele, Dave Schmalz with McMahon and Associates, Community Development Director Jim Moes, Village Administrator James Fenlon, Village Clerk Laurie Decker

OTHERS PRESENT: Interested citizens

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes from the Plan Commission Meeting from February 9, 2015

*Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to approve the Minutes of January 12, 2015 as presented.*

Ayes 5, Nays 0 – Motion Carried

### Public Hearing—Senior Housing Development

Administrator Fenlon stated he has been talking with staff on the history of this project. In the late 1980's the Village had been working on a site for senior housing in downtown Little Chute. In the early 1990's the Village created TID #1 for the senior housing project. Moving forward from there to present, the Village has acquired parcels for the project. In October of 2013, the interim Village Administrator, Rick Hermus set into motion a plan to develop this parcel. Dan Roarty with Dimension IV presented a slide show overview of the site and the many options available. Ken Jaworski with Martinson and Eisele stated there is a need with the baby boomers moving into retirement it is changing the demographics. Studies show they want to downsize in smaller communities and use their income for travel and not on the upkeep of a home. Administrator Fenlon stated we can start talking with developers and Jim Moes recommended at the next Plan Commission meeting to about zoning and creating a TID.

### Discussion—Hartzheim Drive

Community Director Jim Moes and Administrator Fenlon met with some interested parties on two occasions discussing Hartzheim Drive. The interested parties have been working with Dave Schmalz to look at alternatives. Several business owners spoke at the meeting stating they would like to expand. Director Van Gheem stated we would need more information from the developers with plans and layouts and a plan would have to be created on how the water and sewer would work. Administrator Fenlon we will work with each individual parcel owner and see how it all fits together and that each parcel will have its own unique layout. President Vanden Berg asked if the commission is willing to have staff move forward. The commission agreed for staff to move forward on obtaining more information.

**Discussion/Recommendation—Amended Pedestrian and Bike Plan**

*Moved by Commissioner Van Lankvelt, seconded by Trustee Van Berkel to recommend the Village Board to hold a public hearing to formally amend the Pedestrian and Bike Plan*

Ayes 5, Nays 0 – Motion Carried

**Discussion/Recommendation—CSM John Elrick and Village of Little Chute**

*Moved by Commissioner Van Gheem, seconded by Trustee Van Lankvelt to recommend the CSM for John Elrick and the Village of Little Chute to be presented to the Village Board at their next meeting.*

Ayes 5, Nays 0 – Motion Carried

**Unfinished Business**

None

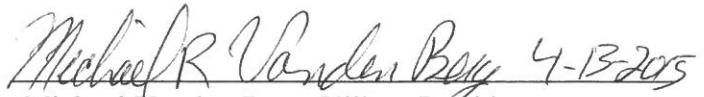
**Items for Future Agenda**

None

**Adjournment**

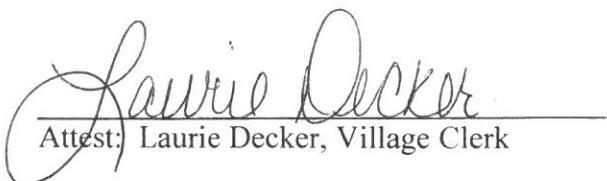
*Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to adjourn the Plan Commission Meeting at 7:40 p.m.*

Ayes 5, Nays 0 – Motion Carried

**VILLAGE OF LITTLE CHUTE**

*Michael R. Vanden Berg 4-13-2015*

By: Michael Vanden Berg, Village President



*Laurie Decker*

Attest: Laurie Decker, Village Clerk