

## MINUTES OF THE PLAN COMMISSION MEETING – MAY 11, 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  
Steve Eggert  
Richard Schevers

ALSO PRESENT: Community Development Director Jim Moes, Village Clerk, Laurie Decker, Village Administrator James Fenlon

OTHERS PRESENT: Charlie Hietpas

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes from the Plan Commission Meeting from April 13, 2015, 2015

*Moved by Commissioner Van Gheem, seconded by Commissioner Eggerts to approve the Minutes of March 9, 2015 as presented.*

Ayes 7, Nays 0 – Motion Carried

### Public Hearing—Variance from Chapter 44, Zoning Code for Charlie and Danielle Hietpas

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to enter into Public Hearing*

Ayes 7, Nays 0 – Motion Carried

Charlie and Danielle Hietpas requested a request for variance from Chapter 44, Zoning Code, Village of Little Chute, Outagamie County, Wisconsin. The request is for the property located at 1200 Harding Street. The applicants propose moving a 28' x 36' (1008 sq. ft.) detached garage to this property. Mr. Hietpas presented signatures from his neighbors stating they were fine with the detached garage being put on his property. Commissioner Van Gheem stated that variances should only be used in unique circumstances and the Ordinance should be changed if this is going to be approved. Commissioner Huiting commented that he believes the Ordinance should not be changed and these should be looked at on a case by case basis. Commissioner Van Berkel stated that this is an existing structure that he is moving into the Village and he has the lot size for it. Commissioner Van Lankvelt added that as long as the neighbors agree he does not see a problem with it. Community Development Director Jim Moes stated that no one has asked for a Variance in ten years.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Huiting to Approve Variance from Chapter 44, Zoning Code for Charlie and Danielle Hietpas*

Ayes 6, Nays 1 (Van Gheem) – Motion Carried

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Gheem to exit the Public Hearing*

Ayes 7, Nays 0 – Motion Carried

**Discussion/Possible Action—CSM Wildenberg/Witthuhn**

Wildenberg is the owner of Lappen Security and owns Lot 1 and are buying an "L" shaped piece of property alongside their property. The CSM will create 2 new lots and have all their property under one ownership and the new lot with the existing home. Staff recommendation is to approve the CSM.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the CSM for Wildenberg/Witthuhn*

Ayes 7, Nays 0 – Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

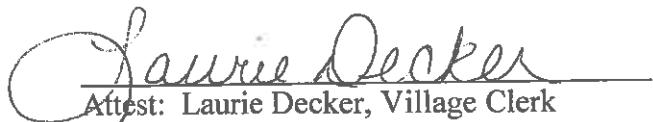
*Moved by Commissioner Van Gheem, seconded by Commissioner Van Berkel to adjourn the Plan Commission Meeting at 6:17 p.m.*

Ayes 7, Nays 0 – Motion Carried

**VILLAGE OF LITTLE CHUTE**



By: Michael Vanden Berg, Village President



Laurie Decker

Attest: Laurie Decker, Village Clerk