

MINUTES OF THE PLAN COMMISSION MEETING – JULY 13, 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
Bill Van Berkel
Richard Schevers
Steve Eggert
Roy Van Gheem
Brian Huiting

ALSO PRESENT: Community Development Director Jim Moes, Village Administrator
James Fenlon, Ken Jaworski with Martenson & Eisele, Deputy Clerk
Beverly Searvogel

Public Appearance for Items Not on the Agenda

None

Public Hearing—Request for Variance from Zoning Ordinance, Article II for 908 Depot Street

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to Enter into the Public Hearing

Ayes 7, Nays 0 – Motion Carried

Community Development Director Moes stated that Mr. Roth made application for a variance request to replace an existing fence with a new 5 foot fence which is noncompliant due to exceeding the height restriction of 42 inches by ordinance. There was no one in attendance at the hearing that was opposed. Director Moes was in support of it since there were not any issues with safety or restricting views from the street.

Moved by Commissioner Schevers, seconded by Commissioner Van Lankvelt to Exit the Public Hearing

Ayes 7, Nays 0 – Motion Carried

Action—Variance Request for 908 Depot Street

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Variance Request for 908 Depot Street.

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

Public Hearing—Request for Variance from the Chapter 44 Zoning Ordinance for 327 Grand Avenue

Moved by Commissioner Van Gheem, seconded by Commissioner Eggert to Enter into the Public Hearing

Ayes 7, Nays 0 – Motion Carried

Community Development Director Moes stated that St. John's Church, prior to obtaining a permit, began construction on a storage garage in the green space of their property. At the time of application for a permit, it was determined that a variance was needed due to setback issues since the intended site of the garage structure would be less than 25 feet from the existing lot line.

Action—Variance Request for 327 Grand Avenue

Moved by Commissioner Van Lankvelt, seconded by Commissioner Eggert to Approve the Variance Request for 327 Grand Avenue.

Ayes 4, Nays 3(Van Gheem, Schevers, Van Berkel) – Motion Carried

Discussion—Land Use Map

Ken Jaworski with Martenson & Eisele gave an overview of the Land Use Map for the Village of Little Chute

Discussion—TID 6

Community Development Director Moes presented a draft copy of the project plan for the TID #6 to the commissioners for their review as informational at this time. It will be reviewed again in October.

Recommendation—Ordinance Amendment

Community Development Director Moes presented an ordinance amendment to Zoning Code Article 2 Industrial District Section 44-53 of the Village Code to the commissioners that would change the maximum allowable lot coverage from 50% to 90% impervious coverage allowed.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Huiting to recommend to the Village Board to adopt the ordinance amendment as presented

Ayes 7, Nays 0 – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Berkel, seconded by Commissioner Huiting to adjourn the Plan Commission Meeting at 7:27 p.m.

Ayes 7, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE


By: Michael Vanden Berg, Village President


Attest: Laurie Decker, Village Clerk