

MINUTES OF THE PLAN COMMISSION MEETING – DECEMBER 14, 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
Brian Huiting
Roy Van Gheem
Richard Schevers

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

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of November 16, 2015

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to
Approve the Minutes of November 16, 2015 as presented.*

Ayes 6, Nays 0 – Motion Carried

Public Hearing—Conditional Use Request at 707 West McKinley Street

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to
Enter Public Hearing.*

Ayes 6, Nays 0 – Motion Carried

Lorraine Yarbrough with “A Very Special Place, Inc.”, 1000 W. Main Street, Little Chute, WI advised the purpose of the purchase of the home is for 4 non-related disabled adults to live independently with some supportive supervision. It would be state regulated and licensed. Mike Hippel, future resident at 707 West McKinley presented a message about himself being an active member of Kiwanis and working with others with disabilities. He is excited to have this opportunity of independence. Commissioner Van Lankvelt questioned the amount of renovations to be done, and if there would be basement access. Ms. Yarbrough stated that they would be opening door areas for ADA compliance along with an egress window in the basement and a ramp in the garage. Commissioner Huiting inquired if “A Very Special Place” owns other homes and Ms. Yarbrough confirmed there are no other homes owned currently and no goal of adding housing in the future. Commissioner Van Lankvelt asked if this will be temporary housing. Ms. Yarbrough replied this is permanent. Commissioner Van Lankvelt engaged Mr. Moes inquiring if there have been similar houses that required conditional use permits. Mr. Moes explained that yes, there was one example to which the Village did not receive any complaints. Delena Wirth, 708 West McKinley Street, expressed concerns over zoning, parking, and emergency response along with conditions and restrictions of the property. Ms. Yarbrough explained all but one of the residents are non-drivers and property is to be utilized and licensed as residential rather than a business. Mr. Moes assisted with explanation of the pertinent Village codes. Mary Gitter, representing her Mother, Mrs. Lloyd Vandenheuvel of 715 West McKinley Street had questions regarding the lot maintenance. Executive Director Yarbrough explained “A Very Special Place” will have a contractor that will maintain the lawn and landscaping and the main goal is to look like part of the neighborhood. Director Moes assured that they cannot do anything different than any other homeowner can. Curtis Stark who represents the buyers echoed Director Yarbrough in that it will look and feel just like a residence. Jessica Gill, 700 West McKinley expressed

concerns with employees potentially parking on the street and Ms. Yarbrough responded if they ran into any problems, to please contact her. Diane Angeletti, N1206 Clune Road, Kaukauna thanked the Village of Little Chute for considering this as an option for people with disabilities.

*Moved by Commissioner Schevers, seconded by Commissioner Van Gheem to
Exit Public Hearing*

Ayes 6, Nays 0 – Motion Carried

Action—Conditional Use Request at 707 West McKinley Street

Jim Moes advised to Approve Conditional Use as home is utilized as a single family and to keep jurisdiction on the property

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Huiting to Approve
Conditional Use at 707 West McKinley Street subject to keeping jurisdiction on the
property.*

Ayes 6, Nays 0 – Motion Carried

Discussion/Review—Comprehensive Plan

Discussion/Review will take place at next Plan Commission Meeting due to Martenson & Eisle not having the information in time for the current meeting.

Unfinished Business

None

Items for Future Agenda

None

Adjournment

*Moved by Commissioner Huiting, seconded by Commissioner Van Berkel to Adjourn the
Plan Commission Meeting at 6:37 p.m.*

Ayes 6, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE


By: Michael Vanden Berg, Village President


Attest: Laurie Decker, Village Clerk