

## MINUTES OF THE PLAN COMMISSION MEETING NOVEMBER 28, 2017

### Call to Order

The Plan Commission meeting was called to order at 5:00 p.m. by President Vanden Berg

### Roll Call

PRESENT: President Vanden Berg  
Larry Van Lankvelt  
Bill Van Berkel  
Brian Huiting  
Richard Schevers  
Jeff Elrick

EXCUSED: Todd Verboomen

ALSO PRESENT: Administrator Fenlon, Community Development Director Jim Moes

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes from the Plan Commission Meeting of October 9, 2017

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Minutes of October 9, 2017*

All Ayes – Motion Carried

### Public Hearing—Conditional Use Request for PODS Warehousing

*Moved by Commissioner Van Berkel, seconded by Commissioner Huiting to Enter Public Hearing*

All Ayes – Motion Carried

Director Moes presented information for PODS Warehousing and recommended approval with the stipulation that stacking be no more than two high. Andrew from PODS confirmed that there will not be a problem. Director Moes stated there have not been any complaints from neighbors.

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

All Ayes – Motion Carried

### Action—Conditional Use Request for PODS Warehousing

Director Moes stated that Staff recommendation is to Approve the Conditional Use Request for PODS Warehousing.

*Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to Approve Conditional Use Request for PODS Warehousing*

All Ayes – Motion Carried

### Discussion—Highway Signs

Director Moes presented an email requesting a change to the Ordinance of Highway Signs. Director Moes advised this needs to be looked at by legal. Commissioner Elrick stated he feels that there does not need to be any changes.

### Recommendation—Baeten Annexation

Director Moes presented information for Annexation of Baeten property and to zone it Commercial. Director Moes is recommending the Board approve the request.

*Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to Approve the Baeten Annexation as recommended*

All Ayes – Motion Carried

**Recommendation—Breed Annexation**

Director Moes recommended approval of the Breed Annexation to Zone RC, Residential Conventional-Single Family

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Recommendation on the Breed Annexation for the Zone Change to Residential Conventional, Single Family*

All Ayes – Motion Carried

**Recommendation—Tessen Annexation**

Director Moes recommended approval of the Tessen Annexation to Zone RC, Residential Conventional-Single Family

*Moved by Commissioner Van Berkel, seconded by Commissioner Huiting to Approve the Recommendation on the Tessen Annexation for the Zone Change to Residential Conventional, Single Family*

All Ayes – Motion Carried

**Discussion—Proposed Ordinance Sec 44-20**

Director Moes would like a change to the Ordinance for new buildings regulating Commercial and Industrial Properties. Director Moes stated this is for discussion only and will be presented to legal counsel before requesting approval from the Board.

**Recommendation—Bridgewater CSM**

Director Moes is recommending the Board approve the CSM as presented.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve Bridgewater CSM*

All Ayes – Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

Commissioner Van Berkel questioned if anything can be done on all the signs on Evergreen Drive. Administrator Fenlon said it is something that staff can discuss.

**Adjournment**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 5:37 p.m.*

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE



By: Michael Vanden Berg, Village President



Attest: Laurie Decker, Village Clerk