

MINUTES OF THE PLAN COMMISSION MEETING APRIL 16, 2018

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
Richard Schevers
Bill Van Berkel
Todd Verboomen

EXCUSED:

Brian Huiting
Larry Van Lankvelt

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 March 12, 2018

*Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to
Approve the Minutes of March 12, 2018*

All Ayes— Motion Carried

Public Hearing—Variance Request from the Chapter 44 Zoning Ordinance for Little Chute Area School District

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

All Ayes— Motion Carried

Director Moes advised that The Little Chute School District is requesting a variance in the zoning ordinance to be able to construct a sign on the North face of the building. School District Administrator, Dave Botz and Josh Turkow from Appleton Sign were present. Mr. Turkow presented information regarding the sign and feels it would not disturb the residents. Director Moes advised the Board that the neighbors have been notified. Resident Mr. Winus, 1530 Freedom Road, has concerns and feels the variance is not needed and there are enough signs that the school could comply with the current zoning codes. Commissioner Van Berkel questioned if a hardship needs to be shown to change a variance; Director Moes replied that yes, there should be a hardship to change a variance. Mr. Botz replied that hardship would be hard to prove but advised there is only one other lit sign and that the sign will not be on 24 hours per day, it would be set with the parking lot lights to light up the entrance. Commissioner Schevers questioned how late the lights are lit, Mr. Botz stated for safety purposes it could be is either 11:00 p.m. or midnight. President Vanden Berg questioned Director Moes on what would be needed for the Plan Commission to approve, Director Moes replied that a timer needs to be set but does not feel the code should be changed but a variance could be issued. Mr. Botz reiterated that the light is needed ultimately for safety. Mr. Winus questioned the need with a brand new school why this would be needed. Mr. Botz replied that he feels the entrance needs to be lit so everyone knows where the entrance is and that this is the only exit and entrance once the school day starts. Commissioner Verboomen agreed that the hardship is the identifier and this will be a classy, nice sign for residents and visitors. President Vanden Berg questioned the brightness, Director Moes advised that they could try and put a stipulation on the variance and if it is too bright, then they would have to adjust. Mr. Turkow advised that Appleton Sign would be able to adjust the brightness if it was absolutely necessary but it is not an easy fix but can be done.

Moved by Commissioner Schevers, seconded by Commissioner Verboomen to exit Public Hearing

Action— Variance Request from the Chapter 44 Zoning Ordinance for Little Chute Area School District

Moved by Commissioner Verboomen, seconded by Commissioner Schevers to Approve the Variance Request from the Chapter 44 Zoning Ordinance for Little Chute Area School District siting School Safety and Security and with the condition that the new light is hooked up with the parking lot lights

All Ayes – Motion Carried

Recommendation—James Schuh Annexation

Director Moes advised that the Schuh Family has requested an Annexation of property on Evergreen Drive, Director Moes is recommending that this be zoned single family on the Evergreen side and two family on the Hartzeim side and is recommending the Plan Commission approve this annexation to then be sent to the Board.

Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to Approve the James Schuh Annexation

All Ayes – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 6:48 p.m.

All Ayes– Motion Carried

VILLAGE OF LITTLE CHUTE


By: Michael Vanden Berg, Village President


Attest: Laurie Decker, Village Clerk