

## MINUTES OF THE PLAN COMMISSION MEETING DECEMBER 10, 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  
Bill Van Berkel  
Larry Van Lankvelt  
Kent Taylor  
Richard Schevers  
Todd Verboomen

ALSO PRESENT: Administrator Fenlon, Community Development Director Moes,

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes from the Plan Commission Meeting of October 8, 2018

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to Approve the Minutes of October 8, 2018*

All Ayes— Motion Carried

### Public Hearing—Conditional Use Request for 1100 West Main Street

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

All Ayes— Motion Carried

Director Moes advised that the request is for an automotive repair and storage and also retain the right to have commercial sales. Staff recommendation is to have the Plan Commission approve.

Commissioner Van Lankvelt questioned the parking lot and where they would put cars that are for sale. Director Moes advised it will have to be on the sides or back of the building as there is not room in the front of the building.

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

All Ayes— Motion Carried

### Action—Conditional Use Request for 1100 West Main St.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Conditional Use Request for 1100 West Main Street*

All Ayes— Motion Carried

### Recommendation—SRM, LLC CSM

Director Moes went over the CSM to put an addition to the north of the building and is recommending approval by the Plan Commission

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Recommendation for SRM, LLC CSM*

All Ayes— Motion Carried

**Recommendation—Bank of Kaukauna CSM**

Director Moes is recommending approval of the CSM to create a lot for the Bank of Kaukauna. Administrator Fenlon advised there are only 5 wells and this is one of them.

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Approve the Recommendation of the CSM for the Bank of Kaukauna*

All Ayes— Motion Carried

**Recommendation—PBJ Holdings CSM**

Director Moes advised this CSM is being divided into 3 total lots and is recommending approval. Commissioner Van Lankvelt asked how the property is zoned; Director Moes advised it is currently zoned commercial.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Recommendation for the CSM for PBJ Holdings*

All Ayes— Motion Carried

**Recommendation—Amendment to the Little Chute Design Manual**

Director Moes went through information on amending the Design Manual to allow an exception to signs that are prohibited by stating that electronic message centers that were in place at the time of the adoption of these regulation be allowed to replace subject to a maximum of 4' by 5' and approval by the Design Review. This recommendation would then be sent to the Village Board. Commissioner Van Berkel asked about the signs along Highway 41; Director Moes said that is now under the State control for any billboards that are already in place.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Recommendation to the Amendment to the Little Chute Design Manual and recommend Board Approval*

All Ayes— Motion Carried

**Recommendation—Final Plat for Little Chute North Estates**

Director Moes presented the final plat for Little Chute North Estates and is recommending approval to the board subject to prior approval by Little Chute Public Works and the Engineering Departments. Commissioner Van Lankvelt questioned the trail easement; Director Moes said there is one at the Cul-de-sac.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to recommend to the Village Board Approval on Final Plat for Little Chute North Estates subject to approval by Little Chute Public Works and Engineering Departments.*

All Ayes— Motion Carried

**Recommendation—Lappen Security CSM**

Director Moes presented the CSM for Lappen Security to purchase land from the neighborhood property owner.

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to recommend to the board to approve the CSM for Lappen Security*

All Ayes— Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Adjourn the Plan Commission Meeting at 6:26 p.m.*

All Ayes— Motion Carried

**VILLAGE OF LITTLE CHUTE**

*Michael R. Vanden Berg*

By: Michael Vanden Berg, Village President

Laurie Decker  
Attest: Laurie Decker, Village Clerk

