

## MINUTES OF THE PLAN COMMISSION MEETING JUNE 8, 2020

### 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 (arrived 6:07)  
Todd Verboomen  
Richard Schevers  
EXCUSED: Kent Taylor

STAFF PRESENT: Administrator Fenlon, Community Development Director Kittel,  
Attorney Tyler Claringbole

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes from the Plan Commission Meeting of May 11, 2020

*Moved by Commissioner Schevers, seconded by Commissioner Verboomen to Approve the Minutes from the Plan Commission Meeting of May 11, 2020*

All Ayes— Motion Carried

### Public Hearing—Conditional Use Request for 208 West Main Street

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

### Roll Call Vote

Todd Verboomen	Aye
Bill Van Berkel	Aye
Richard Schevers	Aye
President Vanden Berg	Aye

Director Kittel went over the Conditional Use Request for 208 W. Main Street. Mr. Nate Hoffmann, 701 Monroe Street, asked where the lights will be facing, Director Kittel replied that lights will face down at the parking lot and should not affect neighbors. Mr. Hoffmann also asked if he will be able to see when backing out of his driveway and was assured by Director Kittel that fencing will not affect or inhibit neighbors. Mr. Bill Peerenboom, 726 Monroe Street, asked about the ingress/egress off of Madison Street, Director Kittel advised this is the drawing being proposed and any changes can be addressed. A question was asked regarding the Main and Monroe intersection; Administrator Fenlon advised that improvements will be looked at and include requirements from the Department of Transportation. Director Kittel is expecting the final site plan to be received in the next two weeks. Commissioner Van Lankvelt asked if there is enough room for the ingress/egress off of Monroe and Director Kittel advised that yes, there is enough room. Commissioner Verboomen asked if Madison Street is part of Highway N or under the Village control; Administrator Fenlon advised that it is county controlled, also was asked if the Little Chute Fire Department has looked at or been involved in looking at the site plan, Director Kittel advised that it will be part of the site plan review process and the final plan will come back to the Plan Commission. Commissioner Van Berkel stated he was concerned with the back of the hotel being right up by the sidewalk; Director Kittel advised that a requirement for landscaping could be requested.

Jerry Lewis, 615 Madison Street, asked why anyone is worrying about the windmill and felt it isn't worth the time to discuss the wind factor.

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

**Roll Call Vote**

Todd Verboomen	Aye
Richard Schevers	Aye
Larry Van Lankvelt	Aye
Bill Van Berkel	Aye
President Vanden Berg	Aye

All Ayes— Motion Carried

**Recommendation—Conditional Use Request for 208 West Main Street**

Commissioner Verboomen stated that the recommendation should include the Capital Improvement costs and also all the recommendations made; Director Kittel stated that a written overview of all the conditions, including fencing, the buffer between the sidewalk and hotel, lighting, set back easement and all other ordinance requirements and that the site plan would be reviewed by Fox Valley Metro and Little Chute Fire Department.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to recommend to the board to grant the Conditional Use Request for 208 West Main Street with the above conditions presented by Director Kittel.*

**Roll Call Vote**

Richard Schevers	Aye
Larry Van Lankvelt	Aye
Bill Van Berkel	Aye
President Vanden Berg	Aye
Todd Verboomen	Aye

All Ayes— Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Verboomen, seconded by Commissioner Schevers to Adjourn the Plan Commission Meeting at 6:47 p.m.*

All Ayes— Motion Carried

**VILLAGE OF LITTLE CHUTE**

  
By: Michael Vanden Berg, Village President

  
Attest: Laurie Decker, Village Clerk