

MINUTES OF THE PLAN COMMISSION MEETING AUGUST 10, 2020

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

Roll Call

PRESENT: Todd Verboomen
Bill Van Berkel
President Vanden Berg
Kent Taylor
Richard Schevers
EXCUSED: Larry Van Lankvelt

STAFF PRESENT: Administrator Fenlon, Community Development Director Kittel

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of July 13, 2020

Moved by Commissioner Verboomen, seconded by Commissioner Schevers to Approve the Minutes from the Plan Commission Meeting of July 13, 2020

All Ayes— Motion Carried

Public Hearing—3639 Don DeGroot Drive

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

All Ayes— Motion Carried

Director Kittel went over the application for a preschool to be operated from 3639 Don DeGroot Drive. A question was asked if neighbors need to be notified; Director Kittel advised that all property owners within 100 feet were notified and there were not any negative responses. Mr. Bill Wittmann advised he wasn't against the daycare but was concerned with the drainage system and height of the play system in the back yard; Director Kittel advised that the play system should not be higher than the fence and is allowed to be 6 feet high, also can be up to the property line but not on or over. Director Kittel also advised the drainage system was inspected and there were not any issues found at the time but will ask the building inspector to check. Administrator Fenlon asked Mr. Wittmann to leave his contact information.

Moved by Commissioner Verboomen, seconded by Director Taylor to exit Public Hearing

All Ayes— Motion Carried

Action—Home Occupation Request for 3639 Don DeGroot

Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to Approve the Home Occupation Request as presented

All Ayes— Motion Carried

Recommendation—1215 Buchanan Street Rezoning Request

Director Kittel advised an application was received to move zoning for this property from Residential to Commercial. A gentleman from Hoover Court thought this would be a good move.

Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to Recommend to the Village Board to Approve the Rezoning Request with the condition to check with legal counsel on giving the Village flexibility on future use.

All Ayes— Motion Carried

Recommendation—Cobblestone Hotel Site Plan

Director Kittel advised this is the updated site plan with the requested changes made by the Plan Commission, Fox Valley Metro and the Fire Department.

Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to Recommend the Village Board Approve the updated Cobblestone Hotel Site Plan

All Ayes— Motion Carried

Recommendation—North Evergreen Pond Home Site Plan

Director Kittle advised that staff is recommending approval to the Board with the site plan changes to be made to meet all Village Ordinances.

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to Recommend the Board Approve the Site Plan with the addition of staff comments being corrected.

All Ayes— Motion Carried

Recommendation—CSM Little Chute North Estates Outlot 4

This change was requested to change this from Outlot 4 to Lot #1 per the Certified Survey Map attached.

Moved by Commissioner Van Berkel, seconded Commissioner Verboomen to Recommend the CSM to the Village Board as presented

All Ayes— Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Verboomen, seconded by Director Taylor to Adjourn the Plan Commission Meeting at 6:55 p.m.

All Ayes— Motion Carried

VILLAGE OF LITTLE CHUTE



By: Michael Vanden Berg, Village President



Laurie Decker

Attest: Laurie Decker, Village Clerk