



# AGENDA

## VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, April 11, 2022

TIME: 6:00 p.m.

**Virtually attend the April 11 Plan Commission meeting at 6 PM by following the link here:**

Join Zoom Meeting

<https://us06web.zoom.us/j/87607647595>

Meeting ID: 876 0764 7595

Dial by your location

+1 312 626 6799 US (Chicago)A. Call to Order

A. Call to Order

B. Roll Call

C. Public Appearance for Items Not on the Agenda

1. Approval of Minutes from the Plan Commission Meeting of March 14, 2022
2. Public Hearing—Conditional Use Request for 418 W. Florida Ave
3. Action—418 W. Florida Ave.
4. Discussion/Action—Request for Barbwire on Fence for Gas Pipeline Tap Site 1419 Holland Rd
5. Unfinished Business
6. Items for Future Agenda
7. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852 April 7, 2022

## MINUTES OF THE PLAN COMMISSION MEETING MARCH 14, 2022

### Call to Order

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

### Roll Call

PRESENT: Bill Van Berkel  
President Vanden Berg  
Larry Van Lankvelt  
Jim Moes  
Kent Taylor  
EXCUSED: Todd Verboomen

STAFF PRESENT: Administrator Bernhoft, Community Development Director Dave Kittel

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of February 21, 2022

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Berkel to Approve the Plan Commission Meeting Minutes of February 21, 2022*

All Ayes—Motion Carried

### Recommendation—CSM for Prometheus Holding LLC

*Moved by Commissioner Moes, seconded by Commissioner Berkel to approve the CSM as presented.*

All Ayes—Motion Carried

### Recommendation—CSM for PPF Investments LLC (2123-2121 Taylor Street)

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve the CSM subject to adding standard statement of covenants.*

All Ayes—Motion Carried

### Clarification—Conditional use at 2000 Taylor Street

*Moved by Commissioner Moes, seconded by Commissioner Berkel to confirm busses and commercial trucks were the intent of the conditional use at 2000 Taylor Street.*

All Ayes—Motion Carried

### Unfinished Business

None

### Items for Future Agenda

None

### Adjournment

*Moved by Commissioner Berkel, seconded by Commissioner Van Lankvelt to Adjourn the Plan Commission Meeting at 6:06 p.m.*

All Ayes—Motion Carried

## VILLAGE OF LITTLE CHUTE

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By: Michael Vanden Berg, Village President

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Attest: Laurie Decker, Village Clerk

**VILLAGE OF LITTLE CHUTE  
PLAN COMMISSION  
NOTICE OF PUBLIC HEARING**

**CONDITIONAL USE REQUEST**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on April 11, 2022 at 6:00 p.m. by the Plan Commission, for consideration of the granting of conditional use under authority provided in Section 44 Village Code of Ordinance. Owner requests a conditional use permit for a home-based occupancy, more specifically to operate an automotive detailing company out of the attached garage under the name Eagle Eye Detailing. The property is Zoned; RC-Residential single-family District in the Village of Little Chute, Outagamie County, Wisconsin.

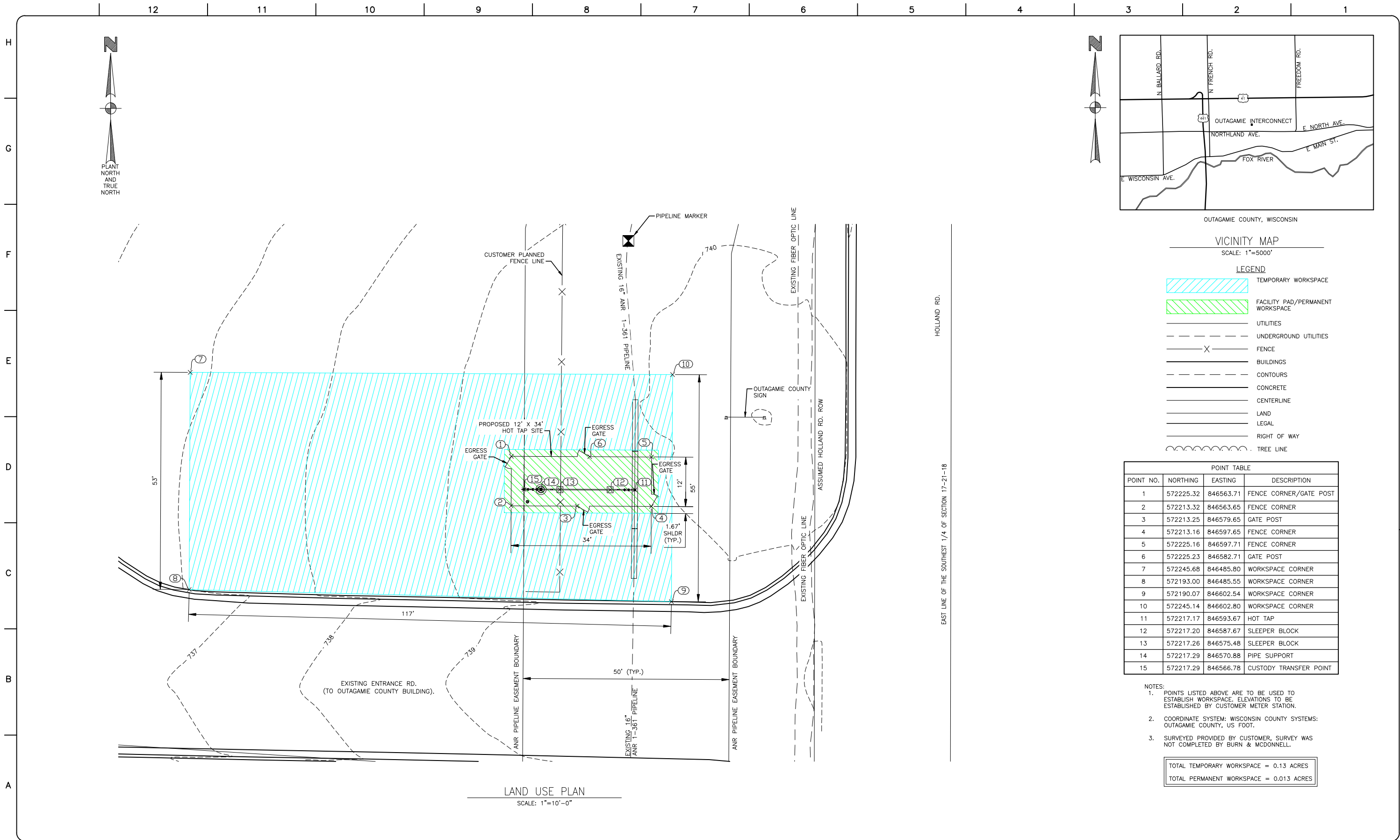
Address: 418 W Florida Ave  
Parcel # 260332600  
Legal Description: LOT 29 ORCHARD ESTATES

Current Owner: Kyle & Julia Neveau  
Applicant: Kyle & Julia Neveau

DATE OF HEARING: April 11, 2022  
TIME OF HEARING: 6:00 p.m.  
PLACE OF HEARING: Village Hall  
Board Room  
108 West Main Street  
Little Chute, WI 54140

Publish: March 30, 2022

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.



REFERENCE DRAWINGS		REVISION		APPROVAL							PROFESSIONAL ENGINEER/RPT		PERMIT/ ENG. APPROVAL	
DRAWING No	TITLE	REV No	DATE	DESCRIPTION	PROJECT CODE	DRAFTER	DRAFTING CHECKER	DESIGNER	DESIGN CHECKER	PROJECT MANAGER	COMPANY		DATE	
81203-01-MS-03-001	PLOT PLAN	0	2021-12-16	ISSUED FOR CONSTRUCTION	M.001133	APW	DJH	APW	DJH	CSD	BMCD			

TC_UD_BR_24x36.DWG 24x36	
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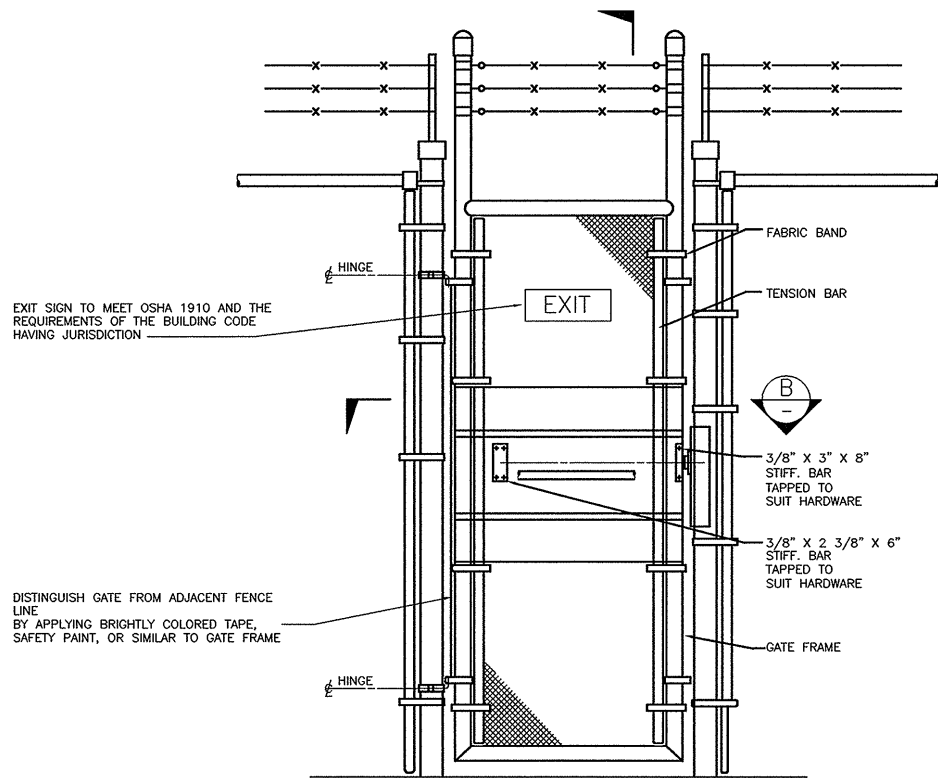
CADD DRAWING: DO NOT MAKE MANUAL REVISIONS	
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PLOTTED SIZE: ARCH D (24x36)	
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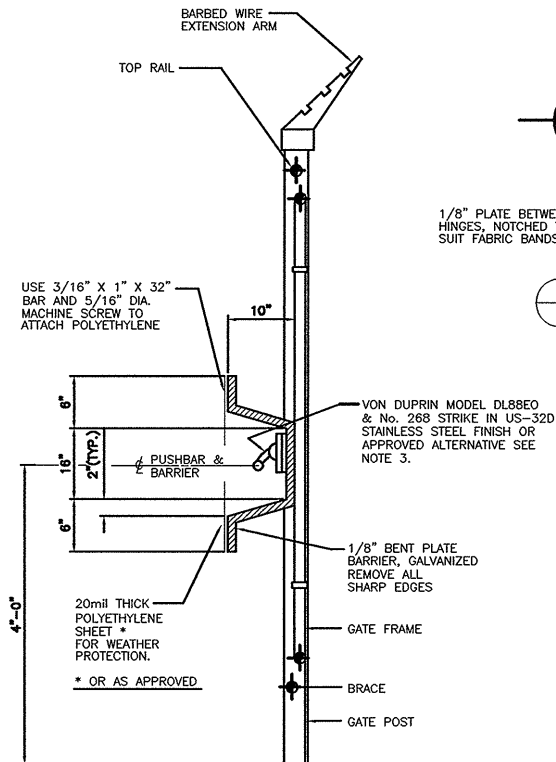
TOTAL TEMPORARY WORKSPACE = 0.13 ACRES	
TOTAL PERMANENT WORKSPACE = 0.013 ACRES	

OUTAGAMIE INTERCONNECT	
FACILITY # 81203	ENG STATION: DISC # 01
MECHANICAL OUTAGAMIE HOT TAPS AND INTERCONNECTS LAND USE PLAN	
SCALE 1"=10'-0"	DRAWING # 81203-01-MS-08-001
REV 0	

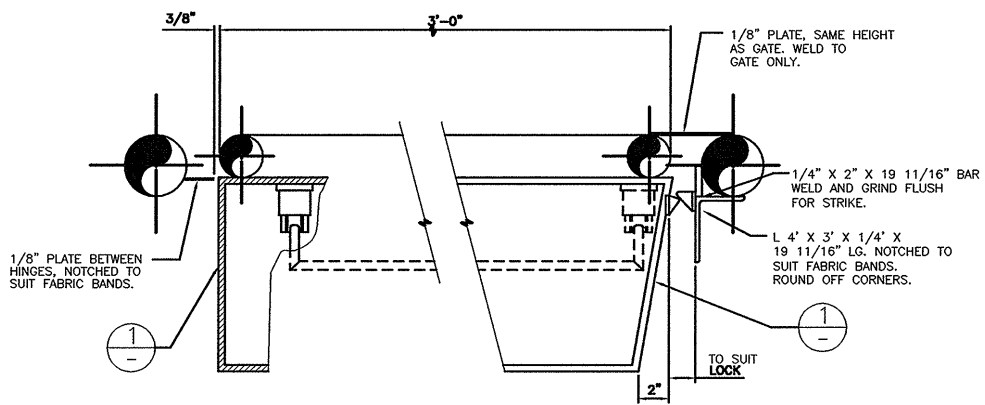




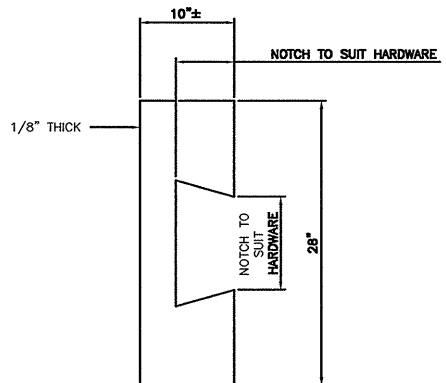
ELEVATION



SECTION A-A  
N.T.S.



SECTION B-B  
N.T.S.



TYPICAL END PLATE DETAIL 1  
N.T.S.

NOTES:

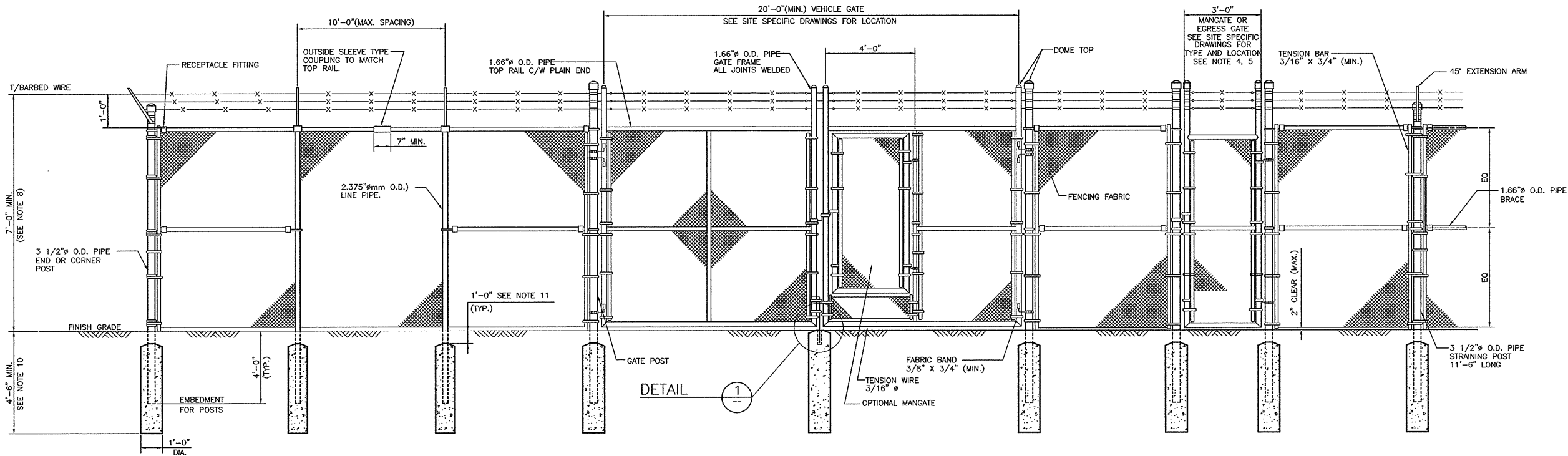
1. FOR GATE LOCATION (IF REQUIRED), SEE TCPL PLOT PLAN DRAWING. SUPPLIER'S CERTIFICATION SHALL BE PRESENTED TO A TCPL REPRESENTATIVE UPON REQUEST. THE CERTIFICATE SHALL INDICATE THAT THE MATERIALS SUPPLIED WERE MANUFACTURED, SAMPLED, TESTED, AND INSPECTED IN ACCORDANCE WITH THE APPROPRIATE ASTM STANDARDS AND HAVE BEEN FOUND TO MEET THE REQUIREMENTS THEREIN. ANY MATERIAL THAT IS FOUND TO NOT COMPLY WITH THIS SPECIFICATION, DAMAGED DURING INSTALLATION, OR DEFECTIVE SHALL BE REPAIRED OR REMOVED, REPLACED, AND REINSTALLED AS DIRECTED BY TCPL AT NO ADDITIONAL COST TO TCPL.
2. MATERIAL FOR STATION FENCE SHALL MEET THE REQUIREMENTS SPECIFIED IN SPECIFICATION YES-DV32-3113-US CHAIN LINK FENCE.
3. GATE HARDWARE TO ALLOW THE GATE TO BE OPENED FROM THE INSIDE WITHOUT A KEY AND MUST BE APPROVED FOR OUTDOOR USE.
4. ALTERNATIVE HARDWARE TO THAT SPECIFIED TO BE SUBMITTED TO TRANSCANADA ENGINEERING FOR REVIEW AND APPROVAL.
5. GATE HINGES AND COLLARS SHALL BE DESIGNED TO CARRY THE LOAD PRODUCED BY THE GATE PANEL. A BEARING FLANGE SHALL BE INCORPORATED IN THE DESIGN OF THE HINGE TO TRANSFER THE LOAD FROM THE GATE COLLAR. HINGES SHALL PERMIT THE GATE TO SWING BACK AGAINST THE FENCE AT 180 DEGREES. GATES TO SWING OUTWARD. ALL SHARP EDGES OF BARRIER SHALL BE REMOVED. GATE HINGE PINS SHALL BE REVERSED TO PREVENT THE LIFTING OF THE GATE. ALL HINGE FASTENERS SHALL BE MADE NON-REMOVABLE AFTER INSTALLATION (BY UPSETTING OR WELDING). GATES SHALL BE PROVIDED WITH TIE-BACKS SO THEY CAN BE SECURED OPEN IF REQUIRED.

REFERENCE DRAWINGS	
DRAWING No	TITLE
-	

REVISION			APPROVAL						
REV No	DATE	DESCRIPTION	PROJECT CODE	DRAFTER	DRAFTING CHECKER	DESIGNER	DESIGN CHECKER	PROJECT MANAGER	COMPANY
00	28-01-2011	NEW STANDARD	2097055	RR	AKB	AK	ZZ	AKW	TRANSCANADA

PROFESSIONAL ENGINEER/RPT		PERMIT/ ENG. APPROVAL	
DATE	DATE	DATE	DATE
2/22/11			
DATE			

DESIGN STANDARD			
FIA #	STDS	CHAINAGE:	DISCIPLINE # 02
STANDARD EGRESS GATE (US)			
SCALE N.T.S.	DRAWING No	STDS-02-CS-US-127	REV 00



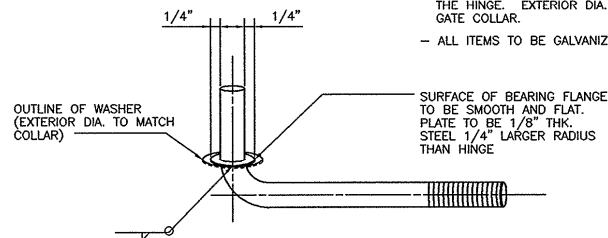
NOTES:

- THIS DRAWING DETAILS MINIMUM TRANSCANADA REQUIREMENTS, WHICH MAY NOT MEET THOSE OF AUTHORITY HAVING JURISDICTION. REFER TO SITE SPECIFIC DRAWING FOR FURTHER DETAILS, FENCE LAYOUT, LOCATION SIZE AND TYPE OF GATES, FOOTING DEPTH AND CONCRETE TYPE.
- STATION FENCE SHALL MEET REQUIREMENTS SPECIFIED IN SPECIFICATION TES-DV32-3113-US CHAIN LINK FENCE.
- A MINIMUM OF 3000psi CONCRETE SHALL BE USED FOR CONCRETE FOOTINGS. THE TOP OF FOOTINGS SHALL BE DOMED TO SHED WATER. WHERE ROCK IS ENCOUNTERED AT ANY LEVEL BELOW GRADE, POST NEED NOT PENETRATE THE ROCK MORE THAN 16" WITH A 4" DIA. HOLE. AFTER PLACEMENT, THE POST SHALL BE GROUTED INTO THE ROCK WITH A NON-SHRINK GROUT. THE REST OF THE CONCRETE FOOTING SHALL BE POURED AGAINST ROCK WITH DEBRIS REMOVED.
- NUMBER OF GATES REQUIRED IS DEPENDANT ON SITE SPECIFIC CONDITIONS AND EMERGENCY PLANNING. MINIMUM REQUIRED UNDER FEDERAL REGULATION IS AS FOLLOWS:  
-ALL COMPRESSOR STATIONS REQUIRE 2 GATES AS PER DOT SECTION 192.163  
FOR SITES NOT COVERED BY THE STATEMENT ABOVE, REFER TO TRANSCANADA DESIGN DIRECTIVES FOR STANDARD PRACTICE - LOCAL MUNICIPALITIES MAY HAVE REQUIREMENTS OVER AND ABOVE THOSE STATED HEREIN.
- "EGRESS GATES" ARE REQUIRED FOR ALL GATES LOCATED WITHIN 200' OF ANY COMPRESSOR PLANT BUILDING. REFER TO SITE SPECIFIC PLOT PLAN DRAWINGS, AS ADDITIONAL EGRESS GATE LOCATIONS MAY BE REQUIRED. EGRESS GATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TRANSCANADA STANDARD DRAWING STDS-02-CS-US-127 "STANDARD EGRESS GATE (US)".
- IN LOCATIONS WHERE AN "EGRESS GATE" IS NOT REQUIRED, MANGATE LATCH SHALL BE SUITABLE FOR A PADLOCK WHICH CAN BE ATTACHED AND OPERATED FROM EITHER SIDE OF THE GATE. THE GATE SHALL BE DESIGNED TO PROTECT THE PADLOCK FROM BEING CUT FROM THE OUTSIDE OF THE FENCE. THE FENCE VEHICLE GATE SHALL BE SUPPLIED WITH A DROP BOLT FOR THE CLOSED POSITION AND A CHAIN FOR THE OPEN POSITION.
- PRIOR TO AUGERING FENCE POST HOLES, THE CONTRACTOR SHALL STAKE OUT FENCE POST LOCATIONS FOR APPROVAL BY A TCPL REPRESENTATIVE AND FOLLOW TES-PROJ-EXC EXCAVATION SPECIFICATION.
- STATION FENCE HEIGHT SHALL MEET THE MOST STRINGENT REQUIREMENT LISTED BELOW:  
a) THE MINIMUM HEIGHT SPECIFIED IN THIS STANDARD DRAWING.  
b) THE HEIGHT SPECIFIED IN THE SITE SPECIFIC DRAWINGS OR DOCUMENTS.  
c) THE HEIGHT REQUIRED TO MATCH THE EXISTING FENCE HEIGHT.  
d) THE HEIGHT REQUIRED TO MEET LOCAL BY-LAWS AND REGULATIONS
- FOR FENCE POST AND GATE GROUNDING DETAILS SEE ELECTRICAL GROUNDING DRAWING.
- CONCRETE FOOTING EMBEDMENT LENGTH SHOWN IS MINIMUM REQUIRED. FOUNDATION DIMENSIONS SHALL BE DETERMINED BASED ON LOCAL SOIL CONDITIONS, FROST ACTION, APPLICABLE CODES AND REGULATION AND LOCAL FENCE CONSTRUCTION PRACTICES. REFER TO SITE SPECIFIC DRAWINGS FOR PROJECT SPECIFIC REQUIREMENTS.
- AT LOCATIONS WITH LOW RISK OF FROST JACKING AND HIGH WATER TABLE OR CORROSIVE ENVIRONMENTS, TOP OF CONCRETE TO BE AT FINISH GRADE ELEVATION.

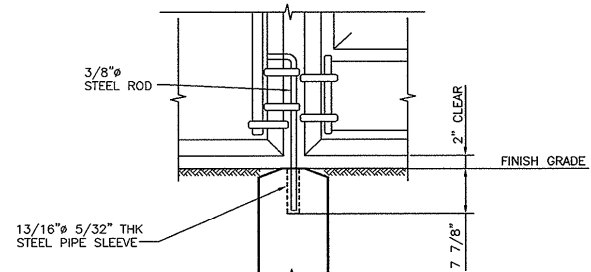
ELEVATION  
VIEWED FROM EXTERIOR

NOTE:

- HINGE SHALL BE STEEL NOT MALLEABLE IRON.
- A HARDENED STEEL WASHER MUST BE USED TO CARRY THE GATE COLLAR TO THE HINGE. EXTERIOR DIA. TO MATCH GATE COLLAR.
- ALL ITEMS TO BE GALVANIZED.



BEARING FLANGE DETAIL  
N.T.S.



DETAIL 1: DOUBLE GATE ANCHORING DETAIL  
N.T.S.

A TCPL REPRESENTATIVE IS REQUIRED TO OBSERVE ALL AUGERING WITHIN THE STATION YARD OR PIPELINE RIGHT OF WAY.

REFERENCE DRAWINGS	
DRAWING No	TITLE

REVISION			APPROVAL						
REV No	DATE	DESCRIPTION	PROJECT CODE	DRAFTER	DRAFTING CHECKER	DESIGNER	DESIGN CHECKER	PROJECT MANAGER	COMPANY
00	28-01-2011	NEW STANDARD	2097055	RR					TRANSCANADA

PROFESSIONAL ENGINEER/RPT		PERMIT/ ENG. APPROVAL	

TransCanada In business to deliver		
DESIGN STANDARD		
FIA #	STDS	CHARGE: DISCIPLINE # 02
STANDARD FENCING DETAIL (US)		
SCALE N.T.S.	DRAWING No	STDS-02-CS-US-131