

MINUTES OF THE PLAN COMMISSION MEETING APRIL 11, 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
Jim Moes
Kent Taylor
Todd Verboomen

EXCUSED: Larry Van Lankvelt

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 March 14, 2022

Moved by Commissioner Taylor, seconded by Commissioner Van Berkel to Approve the Plan Commission Meeting Minutes of March 14, 2022

All Ayes—Motion Carried

Public Hearing—Conditional Use Request for 418 W. Florida

Moved by Commissioner Moes, Commissioner Van Berkel to Enter into Public Hearing

All Ayes—Motion Carried

Kyle Neveau is requesting a conditional use permit for a home occupation for an auto detailing business in one portion of his garage. Marilyn Van Handel of 1607 McIntosh Ct. asked if ventilation systems would be used that would cause additional noise. Brittany Zehner of 412 W. Florida asked if the garage will be sound proofed. Mr. Neveau replied that the garage is insulated and he will be using an electric pressure washer that does not make much noise. She is also concerned about strangers coming to her neighbor's house. She was assured the interaction will be minimal and quick drop offs and pickups. Kevin Coffey of 1608 McIntosh asked if approved will this be revisited in the future? Community Development Director David Kittel stated that conditions can be placed on it when a motion is made. Commissioner Moes feels the home occupancies and conditional use permits in residential neighborhoods are meant to be more for home offices and not for services industries. He tends to lean against the use of automotive and stated if approved he would like to see the hours be 10 am to 6 pm and the approval be for 1 year and they have to reapply in April of 2023.

Moved by Commissioner Moes, seconded by Commissioner Taylor to Exit Public Hearing

All Ayes—Motion Carried

Action—418 W. Florida Ave.

Moved by Commissioner Moes to approve the conditional use for automobile detailing for one year. No parking is allowed on the street and no advertising signs allowed on the property. The hours of operation are to be between 10 am and 6 pm and the neighbors can ask for the Plan Commission to review it anytime between now and one year, seconded by Commissioner Verboomen.

Commissioner Van Berkel asked the property owner how he felt not starting until 10 a.m. and the property owner stated he was concerned as he likes to start early in the morning. Commissioner Moes stated he would like to amend his motion.

Moved by Commissioner Moes to amend his motion to change the hours to 9:00 a.m. to 7:00 p.m. and seconded by Commissioner Verboomen.

5 Ayes, 1 Nay (Moes)–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

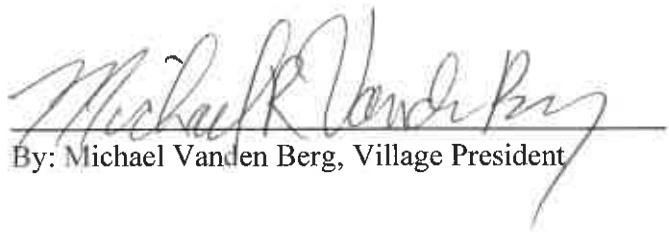
Moved by Commissioner Taylor, seconded by Commissioner Moes to Adjourn the Plan Commission Meeting at 6:26 p.m.

All Ayes–Motion Carried

VILLAGE OF LITTLE CHUTE



Attest, Laurie Decker, Village Clerk


By: Michael Vanden Berg, Village President