

MINUTES OF THE PLAN COMMISSION MEETING SEPTEMBER 12, 2022

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by Commissioner Van Lankvelt

Roll Call

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

STAFF PRESENT: Community Development Director Dave Kittel, Administrator Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of August 15, 2022

Moved by Commissioner Taylor, seconded by Commissioner Van Berkel to approve the Plan Commission Meeting Minutes of August 15, 2022.

All Ayes—Motion Carried

Public Hearing – 701 E Lincoln Conditional Use

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to enter into a Public Hearing at 6:03

All Ayes—Motion Carried

Administrator Bernhoft presented a public hearing on a request for a special use permit at 701 E Lincoln Ave for the operation of a center for special needs adults. The property is zoned RC residential. Previously the property was used as a daycare facility, currently used as residential. No concerns or inquiries about the property have been received by staff. Staff have reviewed and recommend approval with specific conditions. Specifically hours of operations from 11 am – 7 pm, no more than 10 people would use the facility at a time, and Community Development Director would be allowed to inspect the property to insure compliance.

Moved by Commissioner Van Berkel, seconded by Commissioner Moes to exit a Public Hearing

All Ayes—Motion Carried

Action – 701 E Lincoln Conditional Use

Motion by Commissioner Moes, seconded by Commissioner Van Lenkveld to approve the conditional use application as presented with conditions outlined.

All Ayes—Motion Carried

Recommendation—Patriot Drive Rezone

Administrator Bernhoft presented a request to rezone 5 lots on Patriot Drive from commercial highway to RT residential two family. This request is in line with the housing goals of the Village and will provide lots of options for housing.

Moved by Commissioner Moes, seconded by Commissioner Verboomen to recommend the Village Board set a public hearing to change the zoning as requested.

All Ayes—Motion Carried

Recommendation – Faith Technologies Site Plan

Administrator Bernhoft presented the site plan provided by Faith Technologies. Staff have reviewed and recommend.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to recommend to the Village Board the Faith Technologies Site Plan.

All Ayes–Motion Carried (Verboomen Abstained)

Discussion – Green House Ordinance

Administrator Bernhoft lead a discussion on the parameters of potential residential greenhouse ordinance changes. Staff will create an ordinance for Village Board to review.

Unfinished Business

None

Items for Future Agenda

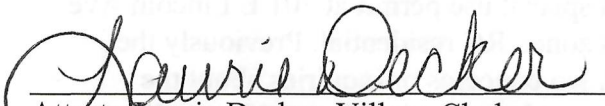
None

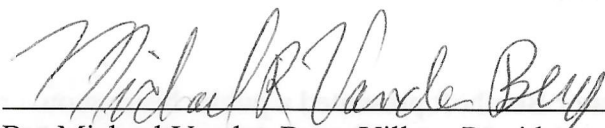
Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Taylor to Adjourn the Plan Commission Meeting at 6:19 p.m.

All Ayes–Motion Carried

VILLAGE OF LITTLE CHUTE


Attest: Laurie Decker, Village Clerk


By: Michael Vanden Berg, Village President