

MINUTES OF THE PLAN COMMISSION MEETING OF MARCH 13, 2023

Call to Order

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

Roll Call

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

STAFF PRESENT: Dave Kittel, Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of February 13, 2023

Moved by Commissioner Van Lankvelt, seconded by Commissioner Taylor to approve the Plan Commission Meeting Minutes of February 13, 2023.

All Ayes – Motion Carried

Public Hearing – 819 Grand Home Occupancy for in Home Daycare

Moved by Commissioner Moes, seconded by Commissioner Verboomen to enter Public Hearing at 6:00PM.

All Ayes – Motion Carried

Director Kittel presented an application to run an in home daycare at 819 Grand Ave. Home occupation will be run in accordance to state statutes. Applicant is finishing off state licensing process. No major concerns were brought up by staff. Commissioner Moes brought up concerns about parking and backing up onto Grand during school hours. Property owners are willing to block off driveway, have parents drop off on road. Commissioner Van Lankvelt inquired about the hours. Applicant stated the hours would be 7am – 5pm and is expecting 6 full-time students and 1 part-time.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to exit Public Hearing at 6:05pm.

All Ayes – Motion Carried

Discussion/Action – 819 Grand Home Occupancy for in Home Daycare

Commissioner Van Lankvelt asked about state licensing process. Ms. Johnson stated her progress and schooling that has been in completed. She is awaiting a home inspection in April to complete her license.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to grant permission for the home occupancy for home daycare subject to operators prohibiting driveway use by patrons for drop off/pick up.

All Ayes – Motion Carried

Public Hearing – Conditional Use 1320 E Main St

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to enter Public Hearing at 6:08pm

All Ayes – Motion Carried

Director Kittel presented a conditional use request for 1320 E Main Street, the former Tim & Jays Auto. The new user will be using it in a similar manner- auto repair and sales. No questions or concerns were brought up. The Owner clarified the lot will be cleaned and improved and regular maintenance will be performed.

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Exit Public Hearing at 6:13pm

All Ayes – Motion Carried

Discussion/Action – Conditional Use 1320 E Main St

Director Kittel commented, for consistency a similar recent request included a condition that no vehicles may be disassembled in the parking lot and should be included on this request.

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to grant the conditional use request on 1320 E Main with the condition that no vehicles may be disassembled outdoors and security will be installed should sales be pursued.

All Ayes – Motion Carried

Recommendation – CSM Tri-S Management

Director Kittel presented a CSM to split a portion of Village owned property to sell a neighboring property. Staff recommend approving the CSM.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to recommend to the Village Board to approve the CSM for Tri-S Management.

All Ayes – Motion Carried

Discussion/Action – Sec 44-394 Fence Update

Director Kittel presented information on the Village Fence Ordinance. Residents have requested this ordinance be updated/amended. After a general discussion this topic will be brought back to the Plan Commission for further review and recommendation.

No action taken

Discussion/Recommendation – Sec. 8 Update

Tabled to future meeting for Plan Commission Review

Recommendation – CSM Agropur

Director Kittel presented a CSM from Agropur combining lots owned by Agropur on Karen Drive.

Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to recommend CSM to Village Board.

All Ayes – Motion Carried

Discussion – Section 44-191 44-192

Director Kittel presented updates to ordinances that have received questions and general concerns from residents. Commissioner Moes stated he is in favor of reviewing ordinances but does not want commercial vehicles stored in residential areas. Plan Commission is in favor of these updates.

No action taken

Items for Future Agenda

Sec. 8 Update

Adjournment

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to Adjourn Plan
Commission Meeting at 6:33 PM*

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

Attest: Laurie Decker
Laurie Decker, Village Clerk

By: Michael Vanden Berg
Michael Vanden Berg, Village President