

## MINUTES OF THE PLAN COMMISSION MEETING OF APRIL 10, 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 March 13, 2023

*Moved by Commissioner Moes, seconded by Commissioner Verboomen to approve the Plan Commission Meeting Minutes of March 13, 2023.*

All Ayes – Motion Carried

### Public Hearing – 418 Florida Home Occupation

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to enter Public Hearing at 6:00PM.*

All Ayes – Motion Carried

Director Kittel presented an application continuing a conditional use for an automobile detailing business. The original use was granted by plan commission for a one-year trial. No comments, concerns, or complaints were received in regard to this request. Staff recommends the home occupancy.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to exit Public Hearing at 6:01pm.*

All Ayes – Motion Carried

### Discussion/Action – Widening of Driveway for 2125 W Evergreen Dr

Item moved up from Agenda. Director Kittel presented a request to widen the driveway for Faith Technologies due to accommodate deliveries and over-sized loads leaving the facility. Staff have reviewed and recommend.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to approve the extra width of driveway.*

5 Ayes (Verboomen Abstain) – Motion Carried

### Action – 418 Florida Home Occupation

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to approve conditional use as requested.*

All Ayes – Motion Carried

### Discussion/Recommendation – 1206 Rosehill Rezone

Director Kittel presented a request for a zoning change from single family to multifamily to allow more opportunities for the lot. This is a recommendation to Village Board who would hold a hearing and make final zoning decision.

*Moved by Commissioner Moes, seconded by Commissioner Verboomen to recommend the Village Board move forward with a Public Hearing and rezoning of the lot.*

All Ayes – Motion Carried

**Discussion/Recommendation – Sec 44-191 Update**

Director Kittel presented the updated ordinance from previous Plan Commission meeting.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend approval of the Ordinance Change to the Village Board.*

All Ayes – Motion Carried

**Discussion/Recommendation – Sec 44-192 Update**

Director Kittel presented the updated ordinance from previous Plan Commission meeting.

*Moved by Commissioner Moes, seconded by Commissioner Taylor to recommend approval of the Ordinance Change to Village Board.*

All Ayes – Motion Carried

**Recommendation – Founders Preliminary Plat**

Director Kittel presented a plat for an area on Patriot Drive. Staff is still reviewing the preliminary plat. Including drainage and double lot frontage along with additional areas. The area is zoned residential two family.

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to resubmit after staff review and addressing staff comments that occur.*

All Ayes – Motion Carried

**Discussion/Recommendation – Site Plan for Midwest Truck**

Director Kittel for a new development on the corner of Buchanan and Evergreen Dr. Staff has started the review process on this project. Commissioner Taylor wished to make the planning commission aware down the middle of the property resides the 30 inch interceptor sewer, 17 feet deep. Within 10 feet of that is our 16 inch water main that feeds the water tower. Parking lot is not an issue but down the road there is potential plan to build around the easement.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to approve as submitted.*

All Ayes – Motion Carried

**Discussion/Recommendation – Site Plan for Grit 365**

Director Kittel presented the site plan for a development, no comments from staff.

*Moved by Commissioner Moes, seconded by Commissioner Verboomen to recommend the site plan to the Village Board for approval.*

All Ayes – Motion Carried

**Discussion/Recommendation – Sec 44-394 Update**

Director Kittel presented the updated fence ordinance as discussed in previous plan commission.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend ordinance changes to Village Board.*

All Ayes – Motion Carried

### Discussion/Recommendation – Section 8 Updates

Director Kittel presented updates to Section 8, he is still working on updates and will present to Plan Commission when ready. No action taken.

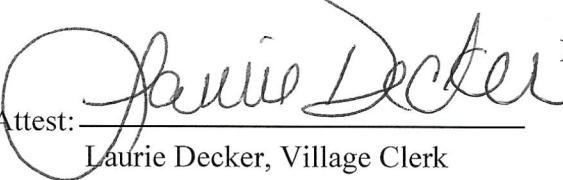
### Items for Future Agenda

#### Adjournment

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Adjourn Plan Commission Meeting at 6:30 PM*

All Ayes – Motion Carried

### VILLAGE OF LITTLE CHUTE

Attest:   
Laurie Decker, Village Clerk

By:   
Michael Vanden Berg, Village President