

## MINUTES OF THE PLAN COMMISSION MEETING OF AUGUST 14, 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  
Larry Van Lankvelt  
Kent Taylor

EXCUSED: 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 July 10, 2023

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to approve the Plan Commission Meeting Minutes of July 10, 2023.*

All Ayes – Motion Carried

### Public Hearing – Conditional Use 323 W North Ave.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Enter Into Public Hearing*

All Ayes – Motion Carried

Director Kittel stated that all notices were mailed and posted in the Times Villager for this hearing. The request is to run and operate a small business with dumpsters and trailers that will be available for rent. The dumpsters will be used at a different locations. The current zoning is Commercial Highway surrounding the property with Industrial to the Eastern portion of the property and Residential across the street. Commissioner Moes asked how the trucks would be cleaned and stored. Mr. Tromello stated that the trucks would be stored there and they would be taken to the car wash to clean. Jim Nenning who lives across the street stated he is opposed to it as there are wild animals and brush, a retention pond and the issues it may create with traffic. Joan Hauser of 509 Miami Circle was also opposed and is concerned about the animals and rodents.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Exit the Public Hearing.*

All Ayes – Motion Carried

### Discussion/Action – Conditional Use 323 W North Ave.

Commissioner Moes thinks this would be a better fit in an Industrial District and it does not fit in with the Commercial Highway principle uses.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Deny the Request as Submitted.*

4 Ayes, 1 Nay (President Vanden Berg) Motion Carried

### **Public Hearing – Conditional Use 500 Moasis Drive**

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Enter Into Public Hearing*

All Ayes – Motion Carried

Director Kittel stated that all notices were mailed and posted in the Times Villager for this hearing. The Village of Kimberly is seeking a conditional use for a temporary municipal services building. The Village is working with a consultant to ensure the HVAC is up to code. Staff has reviewed the request and has no concerns.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Exit the Public Hearing*

All Ayes – Motion Carried

### **Discussion/Action – Conditional Use 500 Moasis Drive**

Greg Ulman, the Public Works Director for the Village of Kimberly stated it will be housed with a mechanic and vehicles and some vehicles (possibly 8) will be parked outdoors. They plan on utilizing it for two years or less.

*Moved by Commissioner Moes to Approve the Conditional Use with the following conditions: No Vehicles other than personal vehicles parked closer than 30 feet to the road, no parking on grass area, for 36 months.*

All Ayes – Motion Carried

### **Public Hearing – Conditional Use 1100 W Main Street**

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Enter Into Public Hearing*

Director Kittel stated that all notices were mailed and posted in the Times Villager for this hearing. Previously, this property had a conditional use for automotive repair. The property is in the process of being sold and the new owner is out working on the property and has installed some temporary fencing. The new owners will do automotive sales and repair. Director Kittel stated he has not received any concerns and does not foresee the same issues and some of the vehicles have already been removed.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Exit the Public Hearing*

All Ayes – Motion Carried

### **Discussion/Action – Conditional Use 1100 W Main Street**

No additional comments were made.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve the Conditional Use with the following conditions: 6 foot tall sight tight fence in front area, no parking on unpaved area, up to 8 cars for sale in from of the building on property not over property line.*

All Ayes – Motion Carried

### **Public Hearing – Variance Request 147 W Greenfield Dr**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Enter Into Public Hearing.*

All Ayes – Motion Carried

Director Kittel stated this is for a variance for a pool and patio edition. He stated that all notices were mailed and posted in the Times Villager for this hearing. This variance covers two items; one is a lot coverage item over 35% of lot coverage and a set back item of the patio being attached to the home.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Exit the Public Hearing.*



All Ayes – Motion Carried

**Discussion/Action - Variance Request 147 W Greenfield Dr**

Commissioner Moes stated he is in support of this request as the possible effects on neighbors will be minimal and not great enough to overrule the need for this request.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Variance Request for 147 W. Greenfield Dr.*

All Ayes – Motion Carried

**Public Hearing – Conditional Use 1805 E Main St.**

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Enter the Public Hearing.*

Director Kittel stated this request is for the old Wisconsin Savings Bank. He stated that all notices were mailed and posted in the Times Villager for this hearing. The area is currently zoned Commercial Shopping District and a Conditional Use is needed for a dental clinic at this location. Steve Frassetto, the agent provided insight on this request and that all work needed is internal.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Exit the Public Hearing.*

All Ayes – Motion Carried

**Discussion/Action – Conditional Use 1805 E Main St.**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Conditional Use provided they ensure ADA Compliance with parking lot is met.*

All Ayes – Motion Carried

**Discussion/Recommendation – Founders Estate**

Founders Estate is located off Patriot Drive and the Preliminary Plat was approved with one requirement from the Plan Commission to have a note attached about the double frontages which states properties with frontage on more than one public road are potentially subject to special assessments on all road frontages. Staff has reviewed plans and detail and recommend approval. Letter were mailed out to property owners on Elm for the date of the final approval.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to review and approve the plat Subject to an approval and review by Village Legal Counsel regarding all requirements to meet code and standards.*

All Ayes – Motion Carried

**Discussion – Fence Heights**

There are a handful of properties that are adjacent to industrial developments in the Village and with some of the changes going on at the sites residents are wanting to put up higher fences than 6 feet. Due to the number of requests for variances they are looking at potentially changing our fence height requirements that abut up to industry zones up to 10 ft instead of 6 ft in the rear yard or side but not the front yard. Commissioner Van Berkel asked what happens if they have 2 sides as fences are not allowed. Commissioner Moes suggested a sight tight fences and no security fences are allowed and will not apply to setbacks. The Plan Commission

would like to have a future public hearing regarding this.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Set a Public Hearing  
With the Village Board.*

All Ayes – Motion Carried

### Items for Future Agenda

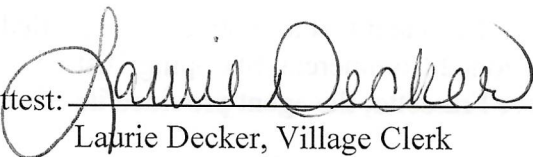
None

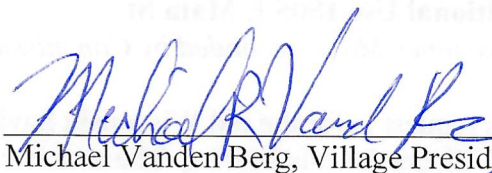
### Adjournment

*Moved by Commissioner Moes seconded by Commissioner Van Lankvelt to Adjourn the Plan  
Commission Meeting at 6:58 p.m.*

All Ayes – Motion Carried

### VILLAGE OF LITTLE CHUTE

Attest:   
Laurie Decker, Village Clerk

By:   
Michael Vandenberg, Village President