

## MINUTES OF THE PLAN COMMISSION MEETING OF NOVEMBER 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

Larry Van Lankvelt

Todd Verboomen

EXCUSED: Tom Lonsway

Kent Taylor

STAFF PRESENT: Dave Kittel, Beau Bernhoff

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of October 9, 2023

*Moved by Commissioner Verboomen, seconded by Commissioner L. Van Lankvelt to approve the Plan Commission Meeting Minutes of October 9, 2023.*

All Ayes – Motion Carried

### Public Hearing – Conditional Use Permit, 839 Moasis 4B

*Moved by Commissioner Moes, seconded by Van Berkel to enter Public Hearing at 6:04 PM*

All Ayes – Motion Carried

Director Kittel presented a request for an automotive business, for limited hours during the week, sales would be included not to exceed 2 for sale at a time. The unit has 2 parking spaces associated with it. Notices went out to residents within 100 feet of property, no comments or concerns were received. Property is zoned commercial highway, thus requires conditional use process. Staff have reviewed and recommends with following conditions:

- No vehicles may be disassembled outside of the unit
- No more than two Vehicles can be displayed for sale at any time
- No outside storage of any automotive parts, tools or other items such as but not limited to: tires, bumpers, oil cans, batteries, engine hoists, ect.
- If any complaints are received the Community Development director can revoke the conditional use if the concerns are not resolved.
- The unit must meet all applicable commercial building code requirements for this use
- All applicable ordinances must be followed
- The Community Development Director or designee may enter the premises to ensure compliance with these conditions at any time.

Mr. Roger Sabel, 1724 Franklin Street, requester of conditional use was available for questions and comments.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to exit Public Hearing at 6:05 p.m.*

All Ayes – Motion Carried

### Public Hearing – Conditional Use Permit, 1100 West Main Street

*Moved by Commissioner Verboomen, seconded by Commissioner L Van Lankvelt to enter Public Hearing at 6:06 p.m.*

All Ayes – Motion Carried

Director Kittel presented a conditional use for 1100 West Main Street for automotive use with sales associated. Staff have reviewed and recommended approval with the conditions :

- No vehicles may be disassembled outside of the building
- No Vehicles can be displayed for sale at any time in the right of way area in front of the building
- No outside storage of any automotive parts, tools or other items such as but not limited to: tires, bumpers, oil cans, batteries, engine hoists, ect. unless in an appropriate storage container and meets outdoor storage requirements per ordinance.
- The Building must meet all applicable commercial building code requirements for this use
- All applicable ordinances must be followed
- The applicant/property owner must have the property cleared of existing junked vehicles within 90 days of approval of this conditional use.
- An opaque fence (90% or above) shall be constructed in the rear of the property for outdoor storage within 7 months of approval.
- If any complaints are received the Community Development director may revoke the conditional use if the concerns are not resolved.
- The Community Development Director or designee may enter the premises to ensure compliance with these conditions at any time.

The applicant, Mr. Gary Konetzke was available for questions and comments.

*Moved by Commissioner Moes, seconded by Commissioner Verboomen to exit Public Hearing at 6:08 p.m.*

All Ayes – Motion Carried

#### **Discussion/Action – 839 Moasis 4B Conditional Use Permit**

*Moved by Commissioner Moes, Seconded by Commissioner L. Van Lankvelt to approve with conditions as listed by Community Development Director Kittel.*

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

*Moved by Commission Verboom, seconded by Commissioner Van Berkel to approve with conditions as listed by Community Development Director Kittel.*

All Ayes – Motion Carried

#### **Recommendation – CSM 311 & 315 W North Drive**

Director Kittel presented a CSM that was originally submitted to the village in 20109 and approved but the CSM was not recorded with the county. Staff recommend approval of the CSM to the Village Board.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Recommend to the Village board Approval of the CSM to the Village Board*

All Ayes – Motion Carried

#### **Recommendation – Site Plan Skid Steer**

Director Kittel a site plan for a new building in the industrial park located at 1603 Stephens St for Skit Steer. Staff have received and reviewed the plans and recommends approval of the site plan pending final comments being addressed for storm water items.

*Moved by Commissioner L. Van Lankvelt, seconded by Commissioner Verboomen to Recommend to the Village board Approval of site plan pending final comments are addressed.*

All Ayes – Motion Carried

## Discussion – Section 8 Update

Director Kittel presented the first portion of section 8 for review. Changes are included in the packet for review. Many of the changes simplify the ordinance.

## Items for Future Agenda

### Adjournment

*Moved by Commissioner Verboomen seconded by Commissioner L. Van Lankveld to Adjourn Plan Commission Meeting at 6:20 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