

MINUTES OF THE PLAN COMMISSION MEETING OF DECEMBER 11, 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
Tom Lonsway
Kent Taylor

STAFF PRESENT: Dave Kittel, Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

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

Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to approve the Plan Commission Meeting Minutes of November 13, 2023.

All Ayes – Motion Carried

Public Hearing – 400 Wilson Variance Request

Moved by Commissioner L. Van Lankvelt, seconded by Verboomen to enter Public Hearing at 6:01 PM

All Ayes – Motion Carried

Director Kittel presented a request to add on to an existing detached garage at 400 Wilson Street. This was posted in newspaper, residents within 100 feet were notified, no questions or concerns were posed to staff from residents. This would exceed size and height permitted in Village ordinance. Staff have reviewed and find no concern with the request. Commissioner Van Lankvelt asked if neighbors were contacted. The applicant, Mr. Marx said it was discussed and questioned had been answered. Mr. Marx stated the larger garage would allow him continue working on his passion, cars. Director Taylor asked about discussion on the curb with the garage. Director Kittel stated no proposed changes to the curb cut. Storm water would run directly to the street.

Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to exit Public Hearing at 6:09 p.m.

All Ayes – Motion Carried

Discussion/Action – 400 Wilson Variance Request

Commissioner Moes stated he does not support an addition to the garage over 400 square feet. The request is too large for the lot size, he does support the height increase. The maximum size allowed to stay under 35% would be a 523.75 square foot addition. President Vanden Berg stated he would support a 35% addition.

Moved by Commissioner Verboomen, Seconded by Commissioner L. Van Lankvelt to approve the request up to 35% of lot coverage without regard to the height difference.

All Ayes – Motion Carried

Discussion – Section 8 Update

Director Kittel presented the second 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

Director Kittel stated there is a request for a review of setbacks on fences for commercial properties. More information will be presented in future meetings.

Adjournment

*Moved by Commissioner L. Van Lankvelt seconded by Commissioner Verboomen to Adjourn
Plan Commission Meeting at 6:19 PM*

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

Attest: Laurie Decker
Laurie Decker, Village Clerk

By: Michael R. Vanden Berg
Michael Vanden Berg, Village President