

## MINUTES OF THE PLAN COMMISSION MEETING OF May 13, 2024

### Call to Order

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

### Roll Call

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

STAFF PRESENT: Beau Bernhoft

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of April 22, 2024

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to approve the Plan Commission Meeting Minutes of April 22, 2024.*

All Ayes – Motion Carried

### Public Hearing – Preliminary Plat for Mazzanti Estates

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

All Ayes – Motion Carried

Administrator Bernhoft presented a preliminary Plat for Mazzanti Estates, developer was present for any questions. This is a new Residential subdivision located off Golden Gate Drive. A copy of the Preliminary Plat is available in the Clerk's Office at Village Hall. Due to lot sizes a change in zoning may need to take place if this is recommended to the board. Staff does have comments and is working with the developer before the site plan is submitted. Outlot 1 is to be used for stormwater. Commissioner Moes would like to make sure Community Development works with Engineering and Public works to ensure hydrants and street lighting are noted on final. President Vanden Berg asked for clarification on the lot sizes, Bernhoft stated they meet the residential density code any comments are included on the preliminary plat by staff. Moes asked if utilities will be in front, an exception from our code. Due to size they will be. Square footage of homes will vary between 1,000 and 1,700 square feet.

*Moved by Commissioner L. Van Lankvelt, seconded by Commissioner Verboomen to exit Public Hearing at 6:08 PM*

All Ayes – Motion Carried

### Discussion/Recommendation – Preliminary Plat for Mazzanti Estates

*Moved by Commissioner Moes, seconded by Commissioner L. Van Berkel to recommend the Board to Adopt Resolution Approving the Preliminary Plat subject to comments by staff.*

All Ayes – Motion Carried

### Discussion/ Recommendation – Annexation Request for Parcel 200017604

Administrator Bernhoft presented a request for an annexation for a parcel located on W Evergeen Drive from

the Town of Vandebroek. Surrounding area is Little Chute. A home is being renovated currently with the potential of another building being built.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend approval of Annexation Ordinance for this parcel and it be zoned Commercial Highway District.*

All Ayes – Motion Carried

### **Items for Future Agenda**

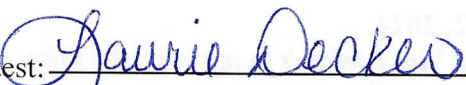
Rezoning of Mazzanti Estates

### **Adjournment**

*Moved by Commissioner Verboomen seconded by Commissioner Van Berkel to Adjourn Plan Commission Meeting at 6:13 PM*

All Ayes – Motion Carried

### **VILLAGE OF LITTLE CHUTE**

Attest:   
Laurie Decker, Village Clerk

By:

  
Michael Vanden Berg, Village President