

## MINUTES OF THE SPECIAL PLAN COMMISSION MEETING OF May 28, 2024

### Call to Order

The Plan Commission meeting was called to order at 5:00 PM by President Vanden Berg

### Roll Call

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

STAFF PRESENT: Beau Bernhoft, Jessica Titel- Community Development Director

### Public Appearance for Items Not on the Agenda

None

### Discussion/Action – Cluster Subdivision Lot Coverage

Administrator Bernhoft presented a request to discuss lot coverage in the cluster subdivision section in Ordinance Sec 44-91, sub F. Staff are looking for direction to provide clarity/direction to builders that have already applied for building permit within the Founders Estate Subdivision regarding the maximum lot coverage in the interim, prior to the proposed zoning code update. The existing building permits for new homes within Founders Estes are currently under review and exceed the RT lot coverage required in the current zoning code. If the commission moves forward a public hearing would be set for the June 19 Village Board meeting.

*Moved by Commissioner Moes, seconded by Commissioner Taylor to instruct the Community Development Director to draft language to change the density and lot coverage for cluster subdivisions to 50% and allow existing permits.*

All Ayes – Motion Carried

### Items for Future Agenda

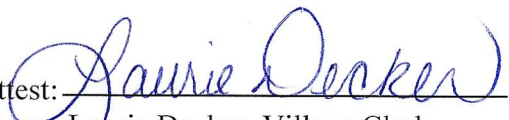
Review 10ft setbacks

### Adjournment

*Moved by Commissioner Verboomen seconded by Commissioner Van Berkel to Adjourn Plan Commission Meeting at 5:09 PM*

All Ayes – Motion Carried

### VILLAGE OF LITTLE CHUTE

Attest:   
Laurie Decker, Village Clerk

By:

  
Michael Vanden Berg, Village President