

## MINUTES OF THE PLAN COMMISSION MEETING OF JULY 8, 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  
Todd Verboomen  
Kent Taylor  
EXCUSED: Tom Lonsway

STAFF PRESENT: Beau Bernhoft, Jessical Titel

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of June 10, 2024

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to approve the Plan Commission Meeting Minutes of June 10, 2024.*

All Ayes – Motion Carried

### Discussion/Recommendation – CSM Smith Pharmacy 1902 & 1914 Freedom Rd

Director Titel presented and application to combine two existing parcels at 1902 and 1914 Freedom Rd into one lot for the proposed Smith Pharmacy Project. Staff have reviewed and recommend approval.

*Moved by Commissioner Moes, seconded by Commissioner Verboomen to recommend approval to the Village board of CSM as presented.*

All Ayes – Motion Carried

### Discussion/Recommendation – Site Plan for Smith Pharmacy

Community Development Director Titel presented the site plan for the proposed Smith Pharmacy building. The proposed parking lot does not meet the 15-foot wide buffer required by zoning code and would need an exception to the landscape buffer width. Commissioner Moes asked the depth of the parking stalls, they would be 10x20. Mr. Nick Smith was available to answer questions and stating parking is their biggest concern, the drive through traffic is significant and this addresses this issue. Many elderly customers appreciate the wider stalls. They are trying to make the parking lot and drive through as large as possible to accommodate traffic and customers. Moes stated a reduced depth of stalls would add 4 feet. Mr. Smith stated the easier accessibility for elderly customers and handicapped vehicles was the reason for the added depth of stalls.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to approve the site plan for Smith Pharmacy as presented.*

Ayes 6, 1 Nay (Moes) – Motion Carried

### Discussion/Recommendation – CSM Bela, LLC 1501 & 1825 Rosehill Rd

Community Development Director Titel presented combining two existing parcels 1501 and 1825 Rosehill Rd into one lot. There is an existing rail easement on the property that will be released/terminated as no longer

needed. Staff have reviewed and recommend approval to the Village Board.

*Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to recommend approving the CSM and abandoning the Rail easement.*

All Ayes – Motion Carried

## Items for Future Agenda

## Adjournment

*Moved by Commissioner Moes seconded by Commissioner Verboomen to Adjourn Plan Commission Meeting at 5:16 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