

## MINUTES OF THE PLAN COMMISSION MEETING OF SEPTEMBER 9, 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

Kent Taylor

Tom Lonsway

EXCUSED: Todd Verboomen

Tom Lonsway

STAFF PRESENT: Beau Bernhoft, Jessica Titel

### Public Appearance for Items Not on the Agenda

### Approval of Minutes from the Plan Commission Meeting of August 19, 2024

*Moved by Commissioner B. Van Berkel, seconded by Commissioner Van Lankvelt to approve the Plan Commission Meeting Minutes of August 19, 2024.*

All Ayes – Motion Carried

### Discussion/Action – Mazzanti Estates Final Plat

Director Titel presented the final Plat for Mazzanti Estates to the Commission. It contains 33 lots and one out lot, approximately 51.5 acres of land. Multi-family development will occur on lots 32 and 33 and includes 31 single family lots. Staff are reviewing and working with developer on technical questions and issues. Staff recommend approval contingent on the applicant satisfying conditions.

*Moved by Commissioner Moes, seconded by Commissioner Van Berkel to recommend approval to the Village Board of the Final Plat for Mazzanti Estates subject to contingencies and reviews by staff.*

All Ayes – Motion Carried

### Discussion/Action – Site Plan Review for Phase 1 of Evantra Multi-Family Development

Director Titel presented a development proposed in the Evantra Development. The applicant is proposing a private well for the property. Utility Commission would need to approve the private well. Staff is recommending the Plan Commission not support the installation of a new private well for this development, but let it go through the proper review channels.

*Moved by Commissioner Moes, seconded by Commissioner Taylor to recommend approval of the Site Plan of Evantra to Village Board, subject to contingencies and reviews by staff.*

All Ayes – Motion Carried

### Discussion – Food Truck Regulations

Administrator Bernhoft presented information on Temporary Uses, Food Trucks. Surrounding communities do allow Food Trucks. Currently staff follow ordinances before allowing food trucks.

### Items for Future Agenda

Food Truck Ordinance Review

## Adjournment

Moved by Commissioner Van Lankvelt seconded by Commissioner Taylor to Adjourn Plan Commission Meeting at 5:15 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

All Ayes – Motion Carried