

MINUTES OF THE PLAN COMMISSION MEETING OF MAY 12, 2025

Call to Order

The Plan Commission meeting was called to order at 5:03 PM by President Vanden Berg

Roll Call

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

STAFF PRESENT: Jessical Titel
Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of April 14, 2025

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to approve the Plan Commission Meeting Minutes of April 14, 2025

All Ayes – Motion Carried

Public Hearing – Variance Request—Little Chute Elementary School Sign, 901 Grand Ave.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Enter Public Hearing at 5:04 p.m.

All Ayes – Motion Carried

Applicant is requesting a variance from Section 44-127(a), which prohibits illuminated signs in residential zoning districts. The subject parcel is zoned RC Conventional Single-Family District. The applicant is requesting a variance to replace the existing sign with an illuminated sign that includes an electronic message board.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to Exit Public Hearing at 5:10 p.m.

All Ayes – Motion Carried

Discussion/Action—Variance Request—Little Chute Elementary School Sign, 901 Grand Ave.

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve the Conditional Use Request as presented. The Commission will approve with the condition there are no moving lights, and the sign is shut off/dimmed to 50% after hours.

All Ayes – Motion Carried

Discussion/Action—Duplex Condo Plat (602/604 Founders Way, 515/517 Founders Way and 503/505 Founders Way

The applicant has submitted a condo plat for three lots within the Founders Estate Subdivision. The condo plat will create two separate ownership/condo units over each of the three subject parcels. The applicant is planning to construct duplexes on those lots. The Final Plat for Founders Estate Subdivision was approved by the Village Board on September 6, 2023. The site development review was completed with the subdivision review. This Condo Plat has been reviewed by staff and follows the requirements in Sec 42-8. After Plan Commission review, this Condo Plat will move to the Village Board on May 21 for final action.

Moved by Commissioner Moes, seconded by Commissioner Van Berkel to Approve the Duplex Condo Plat as presented.

All Ayes – Motion Carried

Discussion—Enriquez Annexation (W2793 Evergreen Drive, Town of Vandenbroek

The subject properties are 1.25 acres in size and contain an existing single-family home and detached garage. The applicant is requesting annexation to connect to Village water. Water and sanitary mains are available and located in Evergreen Drive. The annexation petition and supporting documentation have been sent to WI Department of Administration for review. The state has 20 days from date of receipt to provide a response.

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 5:17 p.m.

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: _____
Michael Vanden Berg, Village President

Attest: _____
Laurie Decker, Village Clerk