

## MINUTES OF THE PLAN COMMISSION MEETING OF DECEMBER 8, 2025

### Call to Order

The Plan Commission meeting was called to order at 5:00 PM by Commissioner Moes.

### Roll Call

#### PRESENT:

Jim Moes  
Larry Van Lankvelt  
Tom Lonsway  
Robert Givens  
EXCUSED: President Vanden Berg  
Bill Van Berkel

STAFF PRESENT: Jessica Titel  
Beau Bernhoff

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of November 10<sup>th</sup>, 2025

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to approve the Plan Commission Meeting Minutes of November 10<sup>th</sup>, 2025 as presented.*

All Ayes – Motion Carried

### Public Hearing – Peeters Pool Variance Request (310 Rainbow Lane)

*Moved by Commissioner Lonsway, seconded by Commissioner Van Lankvelt to enter the public hearing for the Peeters Pool Variance Request at 5:08 pm.*

All Ayes – Motion Carried

*During the public hearing, Commissioner Moes asked the property owners about the pool equipment storage, the distance from the property line and the need to have that in the front of the property. Commissioner Givens asked the property owners about the property's hardship, causing the need for this variance. Givens asked why they don't consider a retaining wall in the rear of the property to avoid this variance request.*

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to exit the public hearing at 5:11 pm.*

All Ayes – Motion Carried

### Public Hearing – Next Electric Sign Variance Request (2301 & 2305 Kelbe Drive)

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to enter the public hearing for the Next Electric Sign Variance Request at 5:12pm.*

All Ayes – Motion Carried

*During the public hearing, Commissioner Moes asked the property owners about sign details.*

*Moved by Commissioner Moes, seconded by Commissioner Lonsway to exit the public hearing at 5:18 pm.*

All Ayes – Motion Carried

**Discussion/Action – Peeters Pool Variance Request (310 Rainbow Lane)**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to approve the pool variance request*

*Additional discussion occurred with Commissioner Moes citing the uniqueness of the property feels suitable for an approval of this request. Commissioner Givens stated he was opposed as a steep slope should not be considered a unique hardship.*

3 Ayes, 1 Nay – Motion Carried

**Discussion/Action – Next Electric Sign Variance Request (2301 & 2305 Kelbe Drive)**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to approve sign variance as presented.*

All Ayes – Motion Carried

**Discussion/Action – 1<sup>st</sup> Addendum to Hartzheim Drive Storage Condominium Plat (925 Hartzheim Drive)**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Moes to recommend approval to the Village Board for the 1<sup>st</sup> addendum to the Hartzheim Drive Storage Condominium Plat.*

All Ayes – Motion Carried

**Items for Future Agenda**

**Adjournment**

*Moved by Commissioner Lonsway, seconded by Commissioner Van Lankvelt to Adjourn the Plan Commission Meeting at 5:34 p.m.*

All Ayes – Motion Carried

**VILLAGE OF LITTLE CHUTE**

Attest: Nicole Ryerson  
Nicole Ryerson, Village Clerk

By: Michael R Vanden Berg  
Michael Vanden Berg, Village President