

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: Jessical Titel
Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of November 10th, 2025

Moved by Commissioner Van Lankvelt, seconded by Commissioner Lonsway to approve the Plan Commission Meeting Minutes of November 10th, 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 – 1st 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 1st 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