

MINUTES OF THE PLAN COMMISSION MEETING – July 12, 2010

Call to Order

Plan Commission meeting was called to order at 6:00 p.m. by Village President, Charles Fischer

Roll Call

PRESENT: President Fischer
Dan Mahlik
Bill Peerenboom
Richard Schevers
Bill Van Berkel
Roy Van Gheem

EXCUSED: Jerry Verstegen

ALSO PRESENT: Community Development Director, Jim Moes
Village Administrator, Chuck Kell
Village Clerk, Vicki Schneider

Public Appearance for Items Not on the Agenda

None

Approval of Plan Commission Meeting Minutes-June 14, 2010

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to approve the minutes of June 14, 2010 as presented.

All Ayes – Motion Carried

Review/Recommendation – Zoning Change Request – Turn Key Homes – Jody Freund, Parcel 1295-10- (Corner of Kelly Street and Jay Street) from Commercial Highway to Residential Two Family

J. Moes stated the owners are requesting the change because they are having difficulty marketing the property as condos because the banks are asking for 25 % down on anything with a condo deed and the owners are requesting the property to be zoned as two-family residential. J. Moes stated his recommendation would be that the Commission recommend to the Village Board that they set a Public Hearing date and rezone the property.

Moved by Commissioner Peerenboom, seconded by Commissioner Van Berkel to recommend to Village Board to set a public hearing date and rezone said property.

All Ayes - Motion Carried

Review/Recommendation – 2009 Amendment to the 1917 Assessor's Plat

J. Moes stated all field work has been done and agreements have been signed by property owners and the owners have a 30 day objection period. J. Moes stated it is the staff's recommendation that the Commission recommend to the Village Board approval of the amendment.

Moved by Commissioner Van Gheem, seconded by Commissioner Peerenboom to recommend to the Village Board approval of the 2009 Amendment to the 1917 Assessor's Plat.

All Ayes – Motion Carried

Review/Recommendation – Amendment No. 1 to Tax Incremental District #4

President Fischer stated the TID #4 amendment makes sense because it is flexible and competitive.

Commissioner Peerenboom felt the numbers in the TID were high and he felt 15 % would be a better option.

C. Kell stated Little Chute needed the 20% increment to compete with neighboring cities for new business.

C. Kell stated each project should be on a case by case basis dependant on employment projections and advantages to the Village. C. Kell stated around the State it is in the range of 15 – 20 % on development incentives.

J. Moes stated that 7.5 % was competitive back when TID #4 was created. Commissioner Van Gheem commented on the fact that this TID is a pay as you go and it minimizes the risk the Village is taking.

Moved by Commissioner Van Gheem, seconded by Commissioner Van Berkel to recommend to the Village Board to set a public hearing date and approve Amendment No.1 to Tax Incremental District #4.
All Ayes – Motion Carried

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Van Gheem, seconded by Commissioner Mahlik to adjourn the Plan Commission meeting at 6:12 p.m.
All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Charles Fischer, Village President

Attest: Vicki Schneider, Village Clerk