

## MINUTES OF THE PLAN COMMISSION MEETING – SEPTEMBER 13, 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  
Jerry Verstegen

EXCUSED: Vicki Schneider, Village Clerk

ALSO PRESENT: Community Development Director, Jim Moes

### Public Appearance for Items Not on the Agenda

None

### Approval of Plan Commission Meeting Minutes-August 18, 2010

*Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to approve the minutes of August 18, 2010 as presented.*

All Ayes – Motion Carried

### Action on Resolution – Approving Amendment No. 1 to the Project Plan for Tax Incremental District Number Four

J. Moes reported that no changes to the amendment had been made and the Public Hearing on the amendment was held on August 18, 2010. J. Moes stated the final review and approval will be provided by the Joint Review Board after the Plan Commission adopts the resolution and the Village Board adopts a resolution approving the amendment.

*Moved by Commissioner Peerenboom, seconded by Commissioner Mahlik to Approve Resolution 2, Series of 2010, Amendment No. 1 to the Project Plan for Tax Incremental District Number Four.*

All Ayes - Motion Carried

### Review/Recommendation – CSM for Illa Mullen, W Main Street, CSM 4841 Lot 1, Parcel #260 410801

J. Moes stated the property is zoned for multi family, but the property owners would like to sell it as single family lots. J. Moes stated the property meets the requirements of the zoning code and staff recommends that the Plan Commission recommends approval to the Village Board.

*Moved by Commissioner Van Berkel, seconded by Commissioner Verstegen to recommend to the Village Board approval of CSM 4841 Lot 1, Parcel #260 410801.*

All Ayes - Motion Carried

### Review/Recommendation – Sale of Excess Land to Cliff Peeters – Part of Parcel #260 128202

J. Moes stated the Village Board has negotiated with Cliff Peeters on a purchase price for this parcel of land, but recommendation has to be made by the Plan Commission to sell Village property. J. Moes stated that selling this parcel of land will square off this lot to surrounding lots and staff is recommending that the Commission recommend approval to the Village Board.

*Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to recommend to the Village Board approval of the Sale of Excess Land to Cliff Peeters, Part of Parcel #260 128202.*

All Ayes - Motion Carried

**Review/Recommendation – Kelly Street Subdivision Preliminary Plat Map**

J. Moes stated this property is currently a condominium plat and in today's market the banks do not like to give out loans on this type of property unless a substantial amount of money is put on a down payment. J. Moes stated this property was rezoned to two-family and owners are going to convert to single-family attached dwellings. J. Moes stated that it would be staff's recommendation to the Commission to recommend to the Village Board approval of the final Plat Map. President Fischer questioned J. Moes if there was a downside to converting said property. J. Moes stated that there isn't a downside as it would be separated as duplexes instead of condos and the owners would own their separate lot. Commissioner Mahlik questioned if property taxes would be higher. J. Moes stated that Twindo, or zero lot line properties, and Condo properties sell for about the same money, based on value. Commissioner Verstegen questioned how the Village would handle utilities when going from a two-family to a single-family. J. Moes stated that there is one set of laterals for each building and it is recorded on their plat an agreement to sharing, maintaining, and replacing lateral. J. Moes stated that if the lateral plugs up for any reason owners on each side would be responsible for fixing the lateral and if owners disagree it would go to arbitration and not to the Village Board. Commissioner Peerenboom questioned if the landscaping that is shown on the plat is on the Village's utility easement and if it is, would it be the Village's responsibility if repairs or replacement of the landscaping was necessary if the Village had to dig it up to work on the utilities. J. Moes stated it would not be the Village's responsibility to replace the landscaping.

*Moved by Commissioner Peerenboom, seconded by Commissioner Van Berkel to approve  
recommendation of the Kelly Street Subdivision Preliminary Plat Map to the Village Board.*

All Ayes - Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Peerenboom, seconded by Commissioner Verstegen to adjourn the Plan  
Commission meeting at 6:15 p.m.*

All Ayes – Motion Carried

**VILLAGE OF LITTLE CHUTE**

---

By: Charles Fischer, Village President

---

Attest: Vicki Schneider, Village Clerk