

MINUTES OF THE PLAN COMMISSION MEETING – NOVEMBER 8, 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
Dan Mahlik

EXCUSED: Vicki Schneider, Village Clerk

ALSO PRESENT: Community Development Director, Jim Moes, Village Administrator, Charles Kell

Public Appearance for Items Not on the Agenda

None

Moved by Commissioner Van Berkel, seconded by Commissioner Van Gheem to enter into the Public Hearing on the Conditional Use Request filed by PSI Properties, LLC.

All Ayes – Motion Carried Unanimously

Public Hearing – Conditional Use Request- PS1 Properties, LLC – 3000 Spirit Ct. – Proposed Use – Retail Recreational Motorsports Store

J. Moes stated the applicant proposes to build a motorsports center at this location and because it is located in a commercial highway district it requires a conditional use if they are going to sell boats or motorcycles, or personal watercraft. J. Moes stated that staff's recommendation will be to approve the request.

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to close the Public Hearing.

All Ayes – Motion Carried Unanimously

Moved by Commissioner Peerenboom, seconded by Commissioner Van Gheem to enter into the Public Hearing on the Conditional Use Request filed by Everest Emergency Vehicles.

All Ayes – Motion Carried Unanimously

Public Hearing – Conditional Use Request – Everest Emergency Vehicles – 801 Fullview Dr., Unit #4 – Property Owner – B&P Joosten, LLC – Proposed Use Ambulance Dealership

J. Moes stated that this is a similar situation as the previous request as it is zoned commercial highway and the ambulances would be an automotive use and they intend to sell and do some slight modifications to the ambulances but basically it will be a sales outlet. J. Moes stated that staff's recommendation will be to approve the request.

Moved by Commissioner Van Berkel, seconded by Commissioner Verstegen to exit the Public Hearing.

All Ayes – Motion Carried Unanimously

Approval of Plan Commission Meeting Minutes-

Moved by Commissioner Van Gheem, seconded by Commissioner Schevers to approve the minutes of October 11, 2010 as presented.

All Ayes – Motion Carried Unanimously

Action on Conditional Use Request for PS1 Properties, LC – 3000 Spirit Ct. – Proposed Use – Retail Recreational Motorsports Store

Commissioner Peerenboom asked if the requirements for outside storage are covered and J. Moes responded that there are fenced areas behind the building and that is required for outside storage. Commissioner Van Gheem asked if the conditional use would transfer to a new owner and J. Moes responded only if it was the same use and a new permit would have to be applied for if there was a change in use.

Moved by Commissioner Peerenboom, seconded by Commissioner Van Berkel to Approve the Conditional Use Request for PS1 Properties, LC., at 3000 Spirit Ct. for the Proposed Use of a Retail Recreational Motorsports Store.

All Ayes - Motion Carried Unanimously

Action on Conditional Use Request for Everest Emergency Vehicles – 801 Fullview Dr., Unit #4 – Property Owner – B&P Joosten, LLC – Proposed Use Ambulance Dealership

Commissioner Peerenboom asked how many vehicles may be stored outside at the site and if that would meet the parking requirements. J. Moes stated he was not aware of any outside storage. Mr. Haselman, President of Everest Emergency Vehicles, explained that there is storage inside for four vehicles and there will be one demo vehicle at a time and the only other vehicle that would be inside would be one that is being serviced, so they are proposing to keep everything inside. Mr. Haselman stated that in-service means a vehicle being completed for sale or bringing in a nearby unit for service such as changing a light bulb. J. Moes noted that it would not be mechanical services on the drive train.

Moved by Commissioner Van Berkel, seconded by Commissioner Verstegen to Approve the Conditional Use Request for Everest Emergency Vehicles – 801 Fullview Dr., Unit #4 – Property Owner – B&P Joosten, LLC – Proposed Use Ambulance Dealership.

All Ayes – Motion Carried Unanimously

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Schevers, seconded by Commissioner Peerenboom to adjourn the Plan Commission meeting at 6:20 p.m.

All Ayes – Motion Carried Unanimously

VILLAGE OF LITTLE CHUTE

By: Charles Fischer, Village President

Attest: Vicki Schneider, Village Clerk