

## MINUTES OF THE PLAN COMMISSION MEETING SEPTEMBER 14, 2020

### Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

### Roll Call

PRESENT: Todd Verboomen  
Bill Van Berkel  
President Vanden Berg  
Kent Taylor  
Richard Schevers  
Larry Van Lankvelt

STAFF PRESENT: Administrator Fenlon, Community Development Director Kittel

### Public Appearance for Items Not on the Agenda

None

### Approval of Minutes from the Plan Commission Meeting of August 10, 2020

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Plan Commission Minutes of August 10, 2020*

All Ayes– Motion Carried

### Recommendation—Hammen Court CSM

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to Recommend to the Village Board to Approve the Hammen Court CSM*

All Ayes– Motion Carried

### Recommendation—Prometheus Spirit Court CSM

*Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to Recommend to the Village Board to Approve the Prometheus Spirit Court CSM*

All Ayes– Motion Carried

### Recommendation—Ordinance Amendment to RC

Director Kittel advised the Plan Commission this request is to amend the ordinance to add an exception to allow a conditional use permit to allow professional offices.

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to Recommend to the Village Board to Approve the Ordinance Amendment to Residential Conventional (RC) as presented*

All Ayes– Motion Carried

### Recommendation—Conditional Use for 1215 Buchanan

Director Kittel went over the request for the Conditional Use but at this point the property has not closed so will be for discussion only.

*Moved by Commissioner Verboomen, seconded by Commissioner Schevers to Deny this Conditional Use Request until an application is filed with the Village of Little Chute*

All Ayes– Motion Carried

### Recommendation—ID Park Development – Dave Gitter

Director Kittel went over the site plan for a self-storage unit in the Industrial Park received from Mr. David Gitter

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Recommend to the Village Board to Approve the Industrial Park Development as presented*

All Ayes– Motion Carried

### Recommendation—Parking Lot Site Plan for St. Johns

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Recommend to the Village Board to Approve the Parking Lot Site Plan for St. Johns*

All Ayes– Motion Carried

**Recommendation—Nestle Site Plan**

Director Kittel went over the site plan for Nestle Corporation. Commissioner Van Berkel asked if the beeping of the tractors could be eliminated or turned down. Director Kittel will ask the question to the plant manager of Nestle. Commissioner Verboomen asked that information be found out as the board does not know what the state requirements are but could inquire

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Recommend to the Village Board to Approve the Nestle Site Plan to include checking on the backup beepers sound.*

Ayes 5, Nays 1 (Van Berkel)— Motion Carried

**Recommendation—Pine Street Parking Lot Alternatives**

Director Kittel presented two alternatives to the Plan Commission on the Pine Street Parking Lot and advised staff is looking for direction and this was for discussion only. This will be brought back to the Commission and to the Village Board at a later date.

**Recommendation—Condominium CSM 1851 E. Elm Drive**

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to Recommend to the Village Board Approval of the CSM at 1851 E. Elm Drive*

All Ayes— Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

None

**Adjournment**

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to Adjourn the Plan Commission Meeting at 6:58 p.m.*

All Ayes— Motion Carried

**VILLAGE OF LITTLE CHUTE**

  
Attest: Laurie Decker, Village Clerk

  
By: Michael Vanden Berg, Village President