

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF AUGUST 27, 2008

Call to Order

President Pro Tem Elrick called the Committee of the Whole meeting to order at 6:00 p.m.

Roll Call

PRESENT: President Pro Tem Elrick, Trustee Leicht, Trustee Ransbottom, Trustee Smith, Trustee Van Ooyen

EXCUSED: President Fischer, Trustee Verstegen

ALSO PRESENT: C. Kell, D. Haug, J. Moes, R. Van Gheem, T. Flick, V. Schneider

Public Appearance for Items not on the Agenda

None

Moved by Trustee Ransbottom, seconded by Trustee Smith to enter into the Public Hearing for Rezoning 221 Mill Street.

All Ayes – Motion Carried

Public Hearing – Rezoning 221 Mill Street from RC-Residential Single Family to CB – Central Business District

J. Moes stated the applicant is applying for rezoning so he can remodel the property that includes a bar and two apartments as under the current zoning, no improvements can be made to the property other than painting and maintenance. J. Moes further stated that the applicant wants to turn the upstairs apartment into two apartments and the building would then have three apartments and the bar.

The following residents spoke at the hearing:

Cathy Broan, relative of Art and Joan Santkuyl, 303 Monroe Street, expressed objection to the rezoning because of the impact on property values and the appearance of the property and also expressed concerns with the current size and location of trash cans and asked if the trash cans could be enclosed.

Lori Gengler, 230 Mill Street, requested that the rezoning be denied because of traffic and parking concerns on the street.

Greg Verhagen, 234 Mill Street, expressed concerns with the current lack of parking at the property and stated if the facility is remodeled and brought to code for the handicap it is likely the parking area will be reduced.

Joan Santkuyl, 303 Monroe Street, stated she would like to see the property landscaped properly and a retention wall added.

Greg Manteuffel, Valley Area Properties, LLC, applicant for the rezoning, stated that the request for a zoning change is so he can make improvements to the property, that he would not be adding on to the building but would change the upstairs from one apartment to two apartments and further stated he is willing to address the issues of the neighbors.

J. Moes stated that the parcel has had commercial businesses operate from the location since the 1800's as this area was the first Business District in the Village. Additional discussion took place and Trustee's expressed support for improving the property to bring it closer to compliance with the zoning code and to help beautify the property. J. Moes stated that the rezoning request will go back to the Plan Commission for them to make a recommendation to the Board and the comments made at this hearing will be provided to the Commission. J. Moes stated that if the property is rezoned, variances may be needed for the owner to make improvements to the property and the Plan Commission will be able to set restrictions so the property meets the intent of the code. J. Moes stated that if the rezoning is approved, the applicant will also need to have a professional survey completed before any permits would be issued. J. Moes stated the Plan Commission will address the rezoning request at their meeting on September 8, 2008 at 6 p.m.

Moved by Trustee Ransbottom, seconded by Trustee Leicht to Exit the Public Hearing on the Rezoning Request for 221 Mill Street.

All Ayes – Motion Carried

Presentation – Mike Vandine – President of the National Clay Pipe Association

Mr. Vandine stated that he had been contacted by Michael Stouffer, resident at 714 Bluff Ave, concerning clay pipes in relation to being adequate piping for sewer laterals and he thanked the Board for allowing him to make a presentation. Mr. Vandine provided trustees and staff with a packet of literature on clay pipes and verbally provided the Board a history of the clay pipe system and the innovations made over the years to make the clay pipes even better. Mr. Vandine stated his concern with the Village's policy is that it reads "a defect under this section may include: (h) improper materials such as clay, soil, or orangeburg pipe" and he requested that the Village remove the word "clay" from this sentence or consider adding other materials such as plastic. Board members indicated they will take the request to remove the word "clay" from the policy language under advisement. R. Van Gheem stated clay pipe is allowed. Trustees noted the Policy language says "may", so clay pipe is not automatically rejected.

Discussion – Proclamation Regarding Toxic Injury/Chemically Induced Illnesses

Michael Stouffer, 714 Bluff Ave., addressed the Board concerning the proposed proclamation and the goal to bring awareness to the situation of chemically induced illnesses. Mr. Stouffer commented on harassment issues and his opinion that if the Village Board supports acknowledgment of the condition it will help to educate those that do not believe the health issue is a real and serious issue. Mr. Stouffer stated that the intent is not to do away with chemical products in everyday life.

Discussion – Permitting Custom Built Mailboxes, landscaping and plantings as allowed encroachments into Village Right-of-Way

C. Kell and staff reviewed the issues involved with the encroachments in the Village's right of way and the proposed set of standards concerning right-of-way structures. Discussion took place. Mr. Newhouse, a resident on Vandenberg Lane, stated many of his neighbors have these permanent structures and he had applied for a permit to install a mailbox structure and the permit was denied. Mr. Newhouse requested that if the property owners are allowed to keep their structures, that his property also be grandfathered and allowed to construct a mailbox structure. Kate Berken, 182 Grant Street, commented that if the Village allows structures then they should all be built from the same material. Board members discussed the pros and cons of the structures and issues that need to be addressed. Board members indicated that the issue of flowers and landscaping could be dealt with by sending a letter instructing the property owners that they are no longer allowed to plant flowers in the terrace and they will need to plant grass in the terrace. Formal action on this issue was not taken. The issues with lights and mailbox structures will continue to be discussed at the September 10th Committee of the Whole meeting and the residents who have permanent structures in the terraces will be sent notice of the meeting.

Discussion – Capital Improvement Plan (CIP) – 2009-2013

D. Haug and staff led a review of the proposed projects for streets and utilities and the need to prioritize other DPW projects. Discussion took place. D. Haug stated that if the Board would make a decision on levy supported items at next week's meeting, it will help staff with budget preparations and other areas of the CIP could be decided on at a later date. Board members agreed to move adoption of the Plan to the meeting on September 17 and at next week's meeting continued discussion and possible approval of levy related items will be on the agenda.

Unfinished Business

None

Items for Future Agenda

Board members agreed to put the proposed proclamation concerning Toxic Injury/Chemically Induced Illnesses on next week's agenda for further discussion and comment from the Village Attorney. C. Kell stated an update and discussion of the Mill Street Bridge project will be on next week's agenda.

Adjournment

Moved by Trustee Ransbottom, seconded by Trustee Leicht to adjourn the meeting at 8:31 p.m.

Ayes-5, Nay, 0 - Motion Carried

VILLAGE OF LITTLE CHUTE

Attest: Vicki Schneider, Village Clerk

By: John Elrick, President Pro Tem