

MINUTES OF THE PLAN COMMISSION MEETING – MAY 13, 2013

Call to Order

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

Roll Call

PRESENT: President Vanden Berg
Trustee Larry Van Lankvelt
Steve Eggert
Richard Schevers
Bill Van Berkel
Roy Van Gheem

EXCUSED: John Elrick

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

Public Appearance for Items Not on the Agenda

None

Approve Minutes of the Plan Commission Meeting of April 8, 2013

Moved by Commissioner Van Berkel, seconded by Commissioner Eggert to approve the minutes of April 8, 2013 as presented. Ayes 6, Nays 0 – Motion Carried

Discussion/Recommendation to Village Board for Conditional Use for 1409 Vandenbroek Rd.

J. Moes explained that the Village Board followed the recommendation of the Plan Commission and denied the rezoning request. The Village Board has referred this back to the Plan Commission for recommendations of specific conditions for the Board to consider in granting the Conditional Use. The applicant is proposing uses of a front office to be leased to a small business, storage bay to be used by Golz Construction for general materials storage, the rear building 6 bays to be rented as in the past and the rear office to be used as a Pet Dog Training Center. The training center would be open flexible hours Monday through Friday between 8:30 a.m. and the latest would be 9:30 p.m. and weekends by appointment. There will be no boarding, daycare, overnight stays, unattended dogs and no protection training.

J. Moes suggested the Commission consider the following conditions but they can recommend any other conditions or deletions they feel are necessary.

1. Set a time length for the conditional use after which time actual use is expected to comply with underlying zoning district.
2. Approve only for the uses listed.
3. The Village Board shall retain continuous jurisdiction and approval authority over all conditional uses at this location, the conditional approval may be revoked upon complaint of owners within 100 feet of the property. Such revocation shall be the subject of the Village Board first holding a hearing to review such complaint.
4. Hours and days of such uses shall strictly conform to the uses which have been listed.
5. Parking for all employees and customers shall be on site, public streets shall not be used for needed parking.
6. Signs shall be reviewed and approved by the Village Board prior to installation.
7. No overnight outside storage is allowed outside of the buildings.
8. No changes of any kind may be made to the exterior of the building without prior approval of the Village Board.

Discussion took place on the recommended conditions for granting the permit. J. Moes noted that there has been no history of complaints under the current use. Zoning of the property is Residential Multi-Family District. The majority of the Commissioners supported granting the permit for 20 years. Commissioner Van Gheem stated he felt 20 years was too long. J. Moes stated that the buyer would like to have as long as a time frame as possible and he doesn't feel that 20 years is unreasonable. Commissioner Van Berkel pointed out a typo in item #7 and the word "overnight" will be taken out of this condition.

Moved by Commissioner Eggert, seconded by Commissioner Van Lankvelt to recommend to the Village Board to set the conditional use approval to be for a maximum of 20 years. Ayes 5, Nays 1 (Van Gheem) – Motion Carried

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to recommend to the Village Board the conditions as listed in the Community Development Directors IFC with the correction to the language in condition #7.

Ayes 6, Nays 0 – Motion Carried

Unfinished Business

None

Items for Future Agenda

Commissioner Eggert brought up an issue with the dust in the Main St. construction area and asked if a sprinkler truck could go up and down the road. R. Van Gheem stated they do have sprinkler trucks on the road but unless chemicals are put down there isn't much that can be done. R. Van Gheem stated that if the traffic would slow down that would help eliminate some of the dust.

Adjournment

Moved by Commissioner Van Berkel, seconded by Commissioner Van Lankvelt to adjourn the Plan Commission meeting at 6:16 p.m.

Ayes 6, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Vicki Schneider, Village Clerk