

## MINUTES OF THE PLAN COMMISSION MEETING AUGUST 13, 2018

### 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  
President Vanden Berg  
Bill Van Berkel  
Larry Van Lankvelt  
Kent Taylor

EXCUSED: Richard Schevers

ALSO PRESENT: Administrator Fenlon, Community Development Director Jim Moes,  
Resident, Greg Van Zeeland, Dave Schmalz, Mc Mahon,  
Tom Scheuerman, Newmark Grubb Pfefferle

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes from the Plan Commission Meeting of July 16, 2018

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to  
Approve the Minutes of July 16, 2018*

All Ayes— Motion Carried

### Public Hearing—Request for Variance for 911 West Evergreen Drive

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to enter  
into Public Hearing*

All Ayes— Motion Carried

Director Moes advised that Greg Van Zeeland is asking the board to consider a variance on his property at 911 W. Evergreen Drive, as he has poured black top already and was not aware he needed a permit to do so. Director Moes advised that the neighbors have not objected to this variance.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to exit  
Public Hearing*

All Ayes— Motion Carried

### Action—Variance for 911 West Evergreen Drive

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to accept  
the variance for the setback at 911 West Evergreen Drive as is.*

All Ayes— Motion Carried

*Motion Rescinded by Commissioner Van Lankvelt*

It is agreed upon that the property owner is to cut back existing black top five feet, still approving 10 feet over minimum setback.

*Moved by Commissioner Verboomen, seconded by Commissioner Van Berkel to accept a  
five foot setback as opposed to fifteen feet*

All Ayes— Motion Carried

**Recommendation—Zoning Change from RC to RM for 1401 West Main Street**  
Director Moes advised that staff is recommending the Zoning Change from RC to RM

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen  
To approve the zoning change from RC to RM for 1401 West Main Street*

All Ayes— Motion Carried

**Recommendation—CSM for PBJ Holdings, LLC**

Director Moes advised that staff recommendation is to adopt a resolution approving the survey map.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to  
recommend to the Board to Approve the CSM for PBJ Holdings, LLC*

All Ayes— Motion Carried

**Recommendation—Rezoning PBJ Holdings, LLC**

Director Moes advised that staff is recommending that all the property be rezoned industrial.

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to  
recommend to the Board the Rezoning of PBJ Holdings, LLC as presented*

All Ayes— Motion Carried

**Discussion/Recommendation—County Highway N Parking Issues**

Administrator Fenlon presented a complaint from a resident regarding the parking and stopping of vehicles on CTH N, north of Evergreen. Staff is recommending the County the ability to provide signage in this area to correct this issue.

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to proceed  
with recommendation County Highway N Parking and a 35 mile per hour speed limit  
reduction*

All Ayes— Motion Carried

**Discussion—I-41 Improvement Resolution**

Administrator Fenlon presented for information only that in July, 2018, Est Central Wisconsin Regional Planning Commission adopted a resolution asking state officials to begin the process of studying, designed and planning and widening I-41 from WIS 15 in Grand Chute to Scheuring Road in De Pere. Administrator Fenlon attached a model resolution for Little Chute and other municipalities to use for their own use.

**Discussion/Recommendation—Preliminary Plat Review**

Director Moes presented a preliminary plat on the Van Asten property. Commissioner Van Berkel asked about talk regarding a bike trail. Administrator Fenlon advised there is an easement already in the plan.

*Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to recommend  
accepting the Preliminary Plan Review contingent on developer designating two lots*

All Ayes— Motion Carried

**Unfinished Business**


None

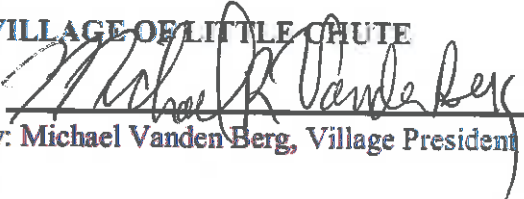
**Items for Future Agenda**

**Adjournment**

*Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to  
Adjourn the Plan Commission Meeting at 7:13 p.m.*

All Ayes– Motion Carried

  
Attest: Laurie Decker, Village Clerk

VILLAGE OF LITTLE CHUTE  
  
By: Michael Vandenberg, Village President

