



VILLAGE OF KIMBERLY

Plan Commission

Minutes

Tuesday, March 17, 2020

Acting Chair Trustee Mike Hruzek called the meeting to order at 6:00 pm. Commissioners present were Norb Karner, Todd Schneider, Duane Biese and Wendy Vander Zanden. Dean Schiesl was absent and excused. Also in attendance was Village Administrator Danielle Block and Developer Rich Van Sistine. Village President Chuck Kuen and Operations Director Allyn Dannhoff attended by videoconference.

Item 2. Minutes. Motion by Vander Zander, second by Karner to approve the minutes of the December 17, 2019 Plan Commission meeting. Approved unanimously.

Item 3. Architectural Plan Review. Acting Chair Hruzek introduced Item 3, a review of architectural plans submitted by Developer Rich Van Sistine for the Planned Unit Development to be built on Lots 3 & 4 on Red Cedar Parkway. The plans are similar to the building on Lots 1 & 2 and differ by eliminating the outer small dormer gables over the second story windows and employ a shake-style siding in the remaining dormer. Mr. Van Sistine indicated that the gables are strictly decorative in nature and customers have indicated a preference for a building without gables.

Motion by Karner, second by Schneider to recommend approval of the proposed architectural plans for Lots 3 & 4. Approved unanimously.

Item 4. Public Hearing. Motion by Karner, second by Schneider to adjourn into a Public Hearing for the purpose of hearing public comment on a proposed Boundary Amendment to Tax Incremental Financial District ("TID") No. 6. Approved unanimously and the Commission adjourned into a public hearing at 6:06 pm.

After three calls for public comment, there being no comments, Karner moved, Schneider seconded to reconvene into the regular meeting. Approved unanimously and the Commission reconvened at 6:07 pm.

Item 5. Discussion. Administrator Block explained that the Boundary Amendment would add three parcels identified as blighted property (Shopko, Pick 'N' Save and Pho Papa) into the boundary of TID No. 6. Following this amendment, the Village anticipates TID expenses in this area will be predominantly developer incentives vs. infrastructure projects. The Joint Review Board has held their first meeting regarding the amendment and Outagamie County's Finance Committee has informed the Village they would be in support of the amendment.

Item 6. Resolution 5. Motion by Biese, second by Karner to approve Resolution 5, Series of 2020, a resolution approving Boundary Amendment No. 1 to TID No. 6 of the Village of Kimberly and proposed project plan. Approved unanimously.

Item 7. Existing Business. Administrator Block indicated that the proposed purchase of Liberty Hall by Stein's Garden Center appears to be moving forward and an opening date may be in the summer 2020.

Item 8. New Business. Administrator Block announced that the joint Kimberly Economic Development Organization and Community Development Authority meeting scheduled for March 24, 2020 is postponed until further notice.

Item 9. Adjournment. Motion by Karner, second by Vander Zanden to adjourn the meeting. Passed unanimously at 6:16 pm.


Danielle L. Block
Administrator