

Village of Wrightstown Planning Commission Minutes

The regular monthly meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **January 9, 2017** and was called to order at 6:30 pm by Chairman Terry Schaeuble.

Roll Call: Present – Bob Fandrey, Gary Kaster, Pat Kiel, Terry Schaeuble, Dan Segerstrom,
Keith Wendlandt
Absent – Ryan Macario

Also Present: Planning Consultant Elizabeth Runge, Surveyor Steve Bieda

MINUTES –

Motion by B Fandrey, second by G Kaster to approve the Planning Commission meeting minutes from December 12, 2016 as presented. **Motion carried.**

CSM REVIEW, 400 BLOCK HIGH STREET (VW-14-3) ST. JOHN'S EVAN. LUTHERAN CONGR, MAU & ASSOCIATES, VILLAGE OF WRIGHTSTOWN –

E Runge read the staff report to create 2 lots. Lot 1 would be 17.21 acres and Lot 2 would be 4 acres. Motion made by K Wendlandt, second by G Kaster to recommend approval to Village Board for the CSM of Parcel VW-14-3 per staff recommendations as follows:

- The CSM meets all local, county and state regulations. **Motion Carried.**

REZONE REQUEST FROM AGRICULTURAL TO B-1 GENERAL BUSINESS, 400 BLOCK HIGH STREET, LOT 2, VW-14-3, ST. JOHN'S EVAN. LUTHERAN CONGR, MAU & ASSOCIATES, VILLAGE OF WRIGHTSTOWN—

E Runge read the staff report. This 4 acre lot is currently agriculture used for crops. Request to rezone to B-1 General Business for a Medical Building. Discussion about the Village's zoning ordinance, which needs to be updated in the near future. The need for sidewalks in that area was also a concern. Motion made by G Kaster, second by P Kiel to recommend approval to Village Board for the rezone of Lot 2 only for Parcel VW-14-3 from Exclusive Agriculture to B-1 General Business per staff recommendations as follows:

- The proposed use is not inconsistent with the surrounding mixed uses of commercial, schools, and residential land uses in proximity to this property along the High Street corridor. The proposed use would be a personal service, in a professional building in keeping with character of the surrounding area, and in keeping with the existing zoning along the High Street corridor.

Motion Carried.

DISCUSS AND/OR TAKE ACTION ON REQUESTS TO COMBINE AND/OR DIVIDE EXISTING LOTS FOR BUILDING REQUESTS IN THE VILLAGE OF WRIGHTSTOWN –

K Wendlandt voiced his concerns with the combining of lots in the Royal St. Pat's and Fox Shores Subdivisions. The Village loses revenue for the laterals, property taxes, etc. Further discussion will be taken to the Village Board.

ADJOURN –

Motion by K Wendlandt, second by G Kaster to adjourn the meeting. **Motion carried.**
(Adjourned at 7:08 pm)



Patti Leiternann Deputy Clerk/Treasurer