

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, **March 12, 2018** and was called to order at 6:30 pm by Chairman Terry Schaeuble.

Roll Call: Present: Bob Fandrey, Gary Kaster (6:35 pm), Ryan Macario, Terry Schaeuble, Dan Segerstrom, Keith Wendlandt

Absent: Pat Kiel

Also Present: Village Administrator Travis Coenen, Troy Hewitt-Robert E Lee, Ed Byrne-Brillion News

MINUTES –

Motion by B Fandrey, second by K Wendlandt to approve the Planning Commission meeting minutes from February 12, 2018 as presented. **Motion carried.**

CSM REVIEW FOR LAND DIVISION, CARL THEUNIS, WINDYWOOD LANE, PARCEL VW-W224, VILLAGE OF WRIGHTSTOWN—

T Coenen explained the reason for this CSM to create 3 lots and 1 outlot. The outlot has the stormwater pond which will be turned over to the Village of Wrightstown; quit claim deed will be forthcoming. Motion by K Wendlandt, second by D Segerstrom to approve the CSM Review for Carl Theunis, Windywood Lane, Parcel VW-W224 per staff recommendations as follows:

- The Certified Survey Map lot creations is a good fit for the surrounding area and meets the requirements for Residential District Zoning requirements. Approval Recommended. **Motion carried.**

REZONE REVIEW, DON MEULEMANS, 224 MUELLER ST, PARCEL VW-146, B-1 GENERAL BUSINESS TO R-1 RESIDENTIAL, VILLAGE OF WRIGHTSTOWN—

T Coenen reported that the current property zoning was B-1 and the R-1 zoning would conflict with current use in the area and future land use plans identified in the comprehensive plan for this district. T Coenen also reviewed recommendations from village planner with commission members and shared the planner's recommendations to deny based on current zoning and future land use plans. Conditional use permit was suggested but it is an annual permit that didn't seem like the best alternative for the owner, being that this would be a \$250 annual fee and process. G Kaster stated the property was listed as commercial in the sales documentation posted online. Exhibits presented by D. Meulemans were a building permit that referenced residential which was a generic form for the era and list of other buildings with residential exceptions.

Motion by K Wendlandt, second by D Segerstrom to deny the Rezone request from Don Meulemans for 224 Mueller St, Parcel VW-146, B-1 General Business to R-1 Residential per staff recommendations as follows:

- Existing and future land use for this area is General Business District. Rezoning this parcel to Residential does not make sense in this area for the Village of Wrightstown. Applicant may apply for a conditional use within the General Business District to allow dwelling units on the first floor. **Denied.**

EXTRATERRITORIAL CSM REVIEW FOR LAND DIVISION, JANE PAHL, 990 DAY STREET, W-76, TOWN OF WRIGHTSTOWN—

T Coenen reported this CSM is being created for easement access to the new pipeline coming in to feed the WPS Power Plant. The pipeline will be crossing Shanty Road and meets all requirements. T Hewitt indicates an April 15th start pending all permits. Motion by B Fandrey, second by R Macario to approve the Extraterritorial CSM Review for Jane Pahl, 990 Day Street, Parcel W-76, Town of Wrightstown per staff recommendations as follows:

- The Certified Survey Map lot creation is a good fit for the surrounding area and meets the requirements for the Town of Wrightstown's Agricultural-Residential District Zoning requirements. Approval recommended. **Motion carried.**

SIGN PERMIT REVIEW, ON THE RIVER STUDIO & GALLERY, 222 HIGH STREET, PARCEL VW-151, VILLAGE OF WRIGHTSTOWN—

T Coenen reported all requirements are met; however, lighting is yet to be determined. Motion made by G Kaster, second by R Macario to approve the sign permit for On The River Studio & Gallery, 222 High Street, VW-151 per staff recommendations as follows:

- Sign meets the code requirements and is an appealing sign. Need to review lighting diagram to ensure Section B (lighting) is met as follows: Illuminated and flashing signs shall be permitted in business districts as long as the illumination of all signs is diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the public way. **Motion carried.**

QUIT CLAIM DEED REVIEW BETWEEN WRIGHTSTOWN PROPERTIES LLC AND VILLAGE OF WRIGHTSTOWN, PARCEL VW-W175-1, VILLAGE OF WRIGHTSTOWN—

T Coenen explained the pond in front of Print Pro will be owned by the Village of Wrightstown. Part of this parcel (75 feet) by the water tower will be swapped for the pond parcel VW-W175-2 to allow for future expansion of Print Pro. The Village will take care of complete maintenance of the pond. Motion made by R Macario, second by G Kaster to approve the Quit Claim Deed between Wrightstown Properties LLC and Village of Wrightstown, Parcel VW-W175-1. **Motion carried.**

SIGN PERMIT REVIEW, WRIGHTSTOWN HEALTH LLC, 202 PLUM RD, PARCEL VW-14-8, VILLAGE OF WRIGHTSTOWN—

T Coenen reported no lighting is anticipated on this sign at this time. Motion made by G Kaster, second by R Macario to approve this sign permit for Wrightstown Health LLC, 202 Plum Rd, Parcel VW-14-8 contingent on non-illumination and per staff recommendations as follows:

- Sign meets the code requirements and is an appealing sign. Sign must meet Sections:
 - (1) A - Location not shown, it must be located on the property unless written approval is obtained by the Village Board;
 - (2) I - Sign shall not be permitted within 50 feet of any residence;
 - (3) J - No sign shall be closer than 40 feet to the intersection of the right-of-way lines of any intersecting road. Any sign located in the direct line of vision of any traffic control signal shall not have flashing intermittent red, green or amber illumination;
 - (4) K - Sign shall not extend into the public way;
 - (5) L - Signs located within corner lots shall conform to yard setbacks.Approval recommended. **Motion carried.**

MOTION TO CALL FOR A PUBLIC HEARING ON APRIL 9, 2018, FOR CREATION OF TID#5—
T Coenen reported that TID #5 will be to develop our downtown area. Motion by D Segerstrom, second by R Macario to call for a Public Hearing on April 9, 2018 for creation of TID#5. **Motion carried.**

ADJOURN –

Motion by G Kaster, second by B Fandrey to adjourn the meeting. **Motion carried.**
(Adjourned at 7:00 pm)


Patti Leitermann Deputy Clerk/Treasurer