

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

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

Absent: None

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount-Evergreen Consultants,  
Steve Bieda-Mau & Associates, John & Rachel Moffett

### **MINUTES –**

Motion by P Kiel with a second by G Kaster to approve the Planning Commission meeting minutes from October 15, 2018 as presented. **Motion carried.**

### **CSM REVIEW, MILTON & MARLENE CORNETTE, 280-282 HIGHLAND ST, PARCEL VW-160-G-31, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his staff report for conversion of this duplex to a twindominium, including the bylaws, which will be filed with the Brown County Register of Deeds and the Village of Wrightstown Clerk. This is an appropriate use of the property and the appropriate documents have been provided. Individual laterals will need to be installed. Motion by K Wendlandt with a second by D Segerstrom (G Kaster abstained) to approve this CSM review for Milton & Marlene Cornette, 280-282 Highland St, Parcel VW-160-G-31 per staff recommendations:

- Show access drives located within the CSM. **Motion carried.**

### **COVENANT VARIANCE REQUEST FOR ROYAL ST PATS SUBDIVISION, JOHN & RACHEL MOFFETT (potential buyers), 263 THEUNIS DRIVE, PARCEL 300008900, VILLAGE OF WRIGHTSTOWN—**

T Coenen presented this request to install a vertical pattern cement board in the gables of the house. Since the developer of the subdivision is no longer involved with the covenants, the Village of Wrightstown has taken the initiative to help control the covenants due to the PDD until such time as an association is developed. All variances of this nature will be presented to the Village Board for final approval. J Moffett explained his reasons for this variance request and presented several pictures of houses in this subdivision that have the same type of architectural material. The covenant reads that no less than 100% of the front exterior of the home and garages (including returns) shall be brick or other masonry material. Since this is a corner lot, further discussion about the side of the house needing to be brick or other masonry material facing the side road. All corner lot homes in this subdivision have two sides of masonry; however, this is not clearly written in the covenants as pointed out by J Moffett. K Wendlandt is concerned about the undeveloped corner lots if the board allows this house to have vinyl siding on a road facing area. A partial brick left elevation was discussed. A variance may be submitted at a later date regarding the lot line setbacks.

Motion by G Kaster with a second by D Segerstrom to approve the covenant variance request for John & Rachel Moffett, potential buyers at 263 Theunis Drive, for the front fascia facing Theunis Drive as presented. The left elevation bumpout facing PeterLynn Drive will be brick or stone to follow consistency with the present masonry, with the remainder being vinyl siding. **Motion carried.**

**ADJOURN –**

Motion by D Segerstrom with a second by B Fandrey to adjourn the meeting. **Motion carried.**  
(Adjourned at 7:05 pm)

Patti Leitermann  
Deputy Clerk/Treasurer