

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **April 11, 2022** and was called to order at 6:00 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: Village Administrator Travis Coenen, Planner Ben LaCount-Clear Rock Consulting LLC, Nathan Helbing-Wrightstown Fire, Paul Birschbach-Wrightstown Building Inspector, Pastor Mike Gehl-St John's, Reid Jahns-Excel Engineering (Virtual), Brandon Luedtke, Rob Harris-Harris & Associates

MINUTES –

Motion by B Fandrey, with a second by G Kaster to approve the Planning Commission meeting minutes from March 14, 2022. **Motion carried.**

CSM REVIEW, LUEDTKE R.E. HOLDINGS LLC (Lucky's Pub), 565 COUNTY ROAD U, PARCELS 300000440 & 300000442, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for combination of these 2 lots. The current zoning is B-1 General Business w/PDD. One parcel has a bar/restaurant, and a parking lot and indoor volleyball courts are planned in the near future on the other lot. Motion made by K Wendlandt, with a second by P Kiel to approve this Certified Survey Map for Luedtke R.E. Holdings LLC, Parcels 300000440 & 300000442 per staff recommendations:

- Sign, stamp and date CSM.
- Complete corrections on Outagamie County Surveyors Review. **Motion carried.**

SITE PLAN REVIEW, ST JOHN EVANGELICAL LUTHERAN CONGREGATION OF WRIGHTSTOWN, 206 PLUM ROAD, PARCEL VW-14-3, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this proposed 47,483 Sq Ft church and school, which sits on 17.212 acres. Location of existing and proposed signage is shown. Sign elevations, height from bottom of sign to grade, overall height, and face dimensions will be submitted at a later date as part of sign permit application. A small garage will be placed on the property for lawn & garden equipment. T Coenen is working on a possible grant for the Plum Creek storm water pond. Motion made by B Fandrey, with a second by K Wendlandt to approve the Site Plan Review for St John Evangelical Lutheran Congregation of Wrightstown at 206 Plum Road, Parcel VW-14-3 per staff recommendations:

- Approval of Rezone and Conditional Use Permit.
- Gravel overflow parking to be paved within a reasonable timeframe (to be determined by the Village within the Developer's Agreement).
- Approval from Village of Wrightstown Building Inspector.
- Approval from Village of Wrightstown Fire Department.
- Approval of Storm Water Management Plan.
- Meet all Village of Wrightstown Codes and Ordinances.
- Receive all needed County and State approvals. **Motion carried.**

REZONE REVIEW, ST JOHN EVANGELICAL LUTHERAN CONGREGATION OF WRIGHTSTOWN, 206 PLUM ROAD, PARCEL VW-14-3, VILLAGE OF WRIGHTSTOWN—

B LaCount presented this rezone review to change from E-A Exclusive Agriculture to R-R Rural Residential with Conditional Use Permit. Motion made by P Kiel, with a second by B Fandrey to approve this rezone review for St John Evangelical Lutheran Congregation of Wrightstown, 206 Plum Road, Parcel VW-14-3 per staff recommendations:

- The change in zoning from E-A Exclusive Agriculture to R-R Rural Residential fits with the surrounding developments. This is a good use of the site as there are other schools within close vicinity to this parcel, and the zoning to the south along the west side of CTH D is transitioning into R-R zoning from a B-1 zoned district. The Future Land Use Plan for this area has the parcel zoned as a residential district. **Motion carried.**

CONDITIONAL USE PERMIT REVIEW, ST JOHN EVANGELICAL LUTHERAN CONGREGATION OF WRIGHTSTOWN, 206 PLUM ROAD, PARCEL VW-14-3, VILLAGE OF WRIGHTSTOWN—

B LaCount presented this Conditional Use, a use of a special nature so as to make impractical its predetermination as a principal use in a respective zone district. 206-23 R-R Rural Residential District (C) Conditional Uses: (2) Colleges, universities, schools (elementary, junior high and senior high), hospital, sanitariums, churches and other religious institutions. A rezone request review is pending. Motion made by K Wendlandt, with a second by G Kaster to approve this Conditional Use Permit for St John Evangelical Lutheran Congregation of Wrightstown at 206 Plum Road, Parcel VW-14-3 per staff recommendations:

- This is a good use of the site as there are other schools within close vicinity to this parcel and the zoning to the south along the west side of CTH D is transitioning into R-R zoning from a B-1 zoned district. **Motion carried.**

A special meeting may be scheduled in the next week or two for Lucky's Bar & Grill Site Plan Review.

ADJOURN –

Motion by G Kaster, with a second by P Kiel to adjourn the meeting. **Motion carried.**

(Adjourned at 6:15 pm)

Patti Leitermann
Deputy Clerk/Treasurer