

## **Village of Wrightstown Planning Commission Minutes**

A Special Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **April 25, 2022** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

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

Absent: Dan Segerstrom

Also Present: Village Administrator Travis Coenen, Planner Ben LaCount, Nathan Helbing-Wrightstown Fire, Brandon & Emily Luedtke, Rob Harris-Harris & Associates

### **MINUTES –**

Motion by G Kaster, with a second by P Kiel to approve the Planning Commission meeting minutes from April 11, 2022. **Motion carried.**

### **SITE PLAN REVIEW, LUEDTKE REAL ESTATE HOLDINGS LLC (Lucky's Pub), 565 COUNTY ROAD U, PARCELS 300000440 & 300000442, VILLAGE OF WRIGHTSTOWN—**

B LaCount presented his review for this parking lot and building addition. The current zoning is B-1 General Business w/PDD. The proposed use of the property is Lucky's Pub & Grill with attached living quarters, outdoor volleyball court, indoor volleyball court, indoor archery, and expanded parking lot. This Site Plan is for Phase I, which includes the 20' x 45' game room and kitchen addition, parking lot expansion, and outdoor yard games area. Phase II is an indoor volleyball building and concrete sidewalk, and will be submitted for a new site plan review at a later date. The lighting, landscaping, and color renderings will match the existing. Motion made by B Fandrey, with a second by R Macario to approve this Site Plan Review for Luedtke Real Estate Holdings LLC (Lucky's Pub), Parcels 300000440 & 300000442 per staff recommendations:

- Provide a recorded copy of the storm water/drainage easement allowing storm water from this site to be drained and treated on the adjacent property to the north.
- Record previously approved Certified Survey Map combining the two parcels included within the Site Plan. (completed)
- Approval of Lighting Plan. (completed)
- 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.**

### **ADJOURN –**

Motion by K Wendlandt, with a second by G Kaster to adjourn the meeting. **Motion carried.**  
(Adjourned at 6:10 pm)

Patti Leitermann  
Deputy Clerk/Treasurer