

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **December 12, 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,
Dan Segerstrom, Keith Wendlandt

Absent: None

Also Present: Village Administrator-Travis Coenen, Planner Ben LaCount-Clear Rock
Consulting LLC, Nathan Helbing-Wrightstown Fire, Ben Vosters-Wrightstown
Fire, Mark Olson-Midwest Expansion, Shalane Giles-LCC Telecom

MINUTES –

Motion by B Fandrey, with a second by R Macario to approve the Planning Commission Meeting minutes from November 1, 2022. **Motion carried.**

CSM REVIEW, MIDWEST EXPANSION LLP, 725 COUNTY DDD, PARCELS VW-W181-3 AND VW-W181-4, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review to combine these two parcels. Zoning will remain I-1 Industrial with PDD. The easement will be recorded on a separate document. The storm water pond is sized for both parcels. Motion by P Kiel, with a second by G Kaster to approve this CSM review for Midwest Expansion, 725 County DDD, Parcels VW-W181-3 and VW-W181-4 per staff recommendations:

- Meet all Village of Wrightstown codes and ordinances. **Motion carried.**

SIGN REVIEW, FLEISCHMAN J SOLUTIONS LLC (DREXEL), 550 QUALITY CT, PARCEL VW-631, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this new monument sign. The existing zoning is I-1 Industrial and will remain the same. The proposed ground sign is 15.5 feet tall, which fits with our 20 ft maximum. The proposed sign cabinet is 47.5 sq.ft. per side and there are two sides. Total of both sides is 95 sq.ft., which fits with our 200 sq.ft. combined maximum. Motion by B Fandrey, with a second by R Macario to approve this Sign Review for Fleischman J Solutions, 550 Quality Ct, Parcel VW-631 per staff recommendations:

- 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.
- Provide lighting diagram with the intensity of light illuminated from the sign. The intensity of the light should have a dimmer and may not be a nuisance to neighboring properties. Lighting of the proposed sign must be approved by the Village of Wrightstown. **Motion carried.**

SIGN REVIEW, FLEISCHMAN J SOLUTIONS LLC (DREXEL), 1290 BROADWAY STREET, PARCEL VW-W180, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this new monument sign. The existing zoning is I-1 Industrial and will remain the same. Proposed ground sign is 15.5 feet tall, which meets our 20

feet maximum height. Sign does not meet yard requirements for the district. Front yard setback is 25' from right-of-way; the proposed sign is 10' from the right-of-way. There are two ponds located by the driveway with steep slopes. Proposed sign cabinet is 47.5 sq.ft. per side and there are two sides – Total of both sides is 95 sq.ft. and the maximum combined sign area is 200 sq.ft. Motion made by D Segerstrom, with a second by K Wendlandt to DENY the 10' setback request, but APPROVE the 25' setback request from the right-of-way for the sign at Fleischman J Solutions (Drexel), 1290 Broadway St, Parcel VW-W180 per staff recommendations:

- 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.
- Provide existing grades in the location of the proposed sign location and the area along the driveway.
- Provide lighting diagram with the intensity of light illuminated from the sign. The intensity of the light should have a dimmer and may not be a nuisance to neighboring properties. Lighting of the proposed sign must be approved by the Village of Wrightstown. **Motion carried.**

SIGN REVIEW, MM GREEN BAY COLD STORAGE, 701 COUNTY DDD, PARCEL VW-W181-2, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this new wall sign. The existing zoning is I-1 Industrial with PDD. Wall signs placed against the exterior of a building shall not extend more than six inches outside of a building wall surface, shall not exceed 500 square feet in area for any one premises and shall not exceed 20 feet in height above the average ground level. The proposed ground sign is 25 feet tall, but our maximum height is 20 feet. The proposed sign cabinet is 350 sq.ft. – total area of wall sign is 350 sq.ft. and the maximum combined sign area is 500 sq.ft. Lighting needs to be submitted along with a drawing showing the location of the sign on the building. Motion made by K Wendlandt, with a second by G Kaster to TABLE this wall sign for MM Green Bay Cold Storage at 701 Cty DDD, Parcel VW-W181-2 until further information is received.

SITE PLAN REVIEW, AMERICAN TOWER CORP, 600 HIGH STREET, PARCEL VW-W26, VILLAGE OF WRIGHTSTOWN—

B LaCount presented his review for this tower equipment upgrade. The existing zoning is R-1 Residential. The proposed site plan is to install 1 Commscope – VHLP2-11W-2WH Dish, 1 Ceragon – IP-50C ODU, 1 CAT 5e Cable 6.7 mm, 1 Fiber Cable 7mm, 1 Controp Cable 7mm and necessary equipment for DISH Wireless to collocate on the existing American Tower Corporation monopole. The plans appear to meet all Village of Wrightstown's applicable codes. S Giles added that American Tower is not installing that whole antennae array, just the dish. Motion made by B Fandrey, with a second by R Macario to approve this Site Plan Review for American Tower Corp at 600 High Street per staff recommendations:

- Approval from Village of Wrightstown Building Inspector.
- Approval from Village of Wrightstown Fire Department.
- Meet all Village of Wrightstown Codes and Ordinances. **Motion carried.**

K Wendlandt questioned how missing items on site plan reviews are followed up on, specifically MM Cold Storage. Is the building inspector expected to check these things as the building process moves forward? MM Cold Storage has fire code violations and missing site plan items at this time. The lawyers are involved in possibly shutting them down if these violations are not corrected. B Vosters indicates a sprinkler system needs to be installed in order to use the building

storage height to full capacity, which was brought up in Planning with their site plan, but they indicated they would only be storing six feet high; however, N Helbing caught this violation during the fire inspection.

ADJOURN –

Motion by K Wendlandt, with a second by B Fandrey to adjourn the meeting. **Motion carried.**
(Adjourned at 6:32 pm)

Patti Leitemann
Deputy Clerk/Treasurer