

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **March 11, 2024** 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, Julie Sigmund
Absent: None

Also Present: Village Administrator Travis Coenen, Planner Michael Leidig-Robert E Lee,
Deputy Clerk-Treasurer Patti Leitermann, Nathan Helbing-Wrightstown Fire,
Dan Yagodinski-WPS, Steve Papham-WPS, Joseph Sarazin-Changing Lanes

MINUTES –

Motion by G Kaster, with a second by R Macario to approve the Planning Commission Meeting minutes from February 12, 2024 as submitted. **Motion carried.**

SIGN REVIEW, ALANO CLUB, 344 BROADWAY ST, PARCEL VW-201, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this sign review, which will be located on and overhangs the parcel it advertises for. (Size is 4' x 4' x 2.5" and will be 10' high) Light is proposed to be pointed to the ground and is not anticipated to direct rays of light into a residential district or public right of way. Sign only totals 32 square feet in total area which is less than the 50 required here and does not exceed a height of 20' from ground level. Although the sign is not directly over the sidewalk, it is still over a likely pedestrian way given the two doors and paved asphalt. Sign may also not be placed within extending more than 10 feet into any required yard (25' setback from property line). From the drawing submitted, the sign edge appears to be 9" from the sidewalk, which would mean the sign is extending 24' into the required front yard. Per the Board of Appeals Meeting on 3/5/24, a variance was granted to allow the sign to extend 25' into the front yard setback. Motion made by B Fandrey, with a second by P Kiel to approve this Sign Review for Alano Club at 344 Broadway Street, Parcel VW-201, Village of Wrightstown, per staff recommendations:

- Staff has found the proposed sign to meet all applicable Village of Wrightstown code sections and recommends approval conditional on review and approval from the Village Building Inspector. **Motion carried.**

SITE PLAN REVIEW, TINEDALE FARMS LLC – TINEDALE RNG STATION, 720 COUNTY ROAD DDD, PARCEL VW-190, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this Site Plan Review as a part of the larger Tinedale Dairy Renewable Natural Gas project. Tinedale will produce and clean the RNG to an acceptable level for WPS to allow it to enter its distribution line, but this requires a transfer site to accept this RNG into the greater line. This project will involve the construction of a 30' wide gravel access road, approximately 106' x 106' area of gravel where the equipment and station will be built on. This area will be surrounded by a 6' tall metal fence with razor wire bringing the fence height to 7 feet total. This site is proposed to be constructed in an easement granted from the current property owner and is a permitted use in the existing zoning, EA-Exclusive Agriculture.

There is no proposed storm sewer, sanitary sewer, or water proposed to the site. The only utilities proposed are RNG related and will be provided to the site under a separate project being constructed by WPS. Motion made by D Segerstrom, with a second by P Kiel to approve this Site Plan Review for Tinedale Farms at 720 County Road DDD, Parcel VW-190, Village of Wrightstown, per staff recommendations:

- Review by the Building Inspector and issuance of a building permit per Section 206-17(b).
- All above requirements and exclusions shall be followed.
- All other applicable Village requirements shall be followed. **Motion carried.**

ADJOURN –

Motion by R Macario, with a second by G Kaster to adjourn the meeting. **Motion carried.**
(Adjourned at 6:23 pm)

Patti Leitermann
Deputy Clerk/Treasurer