

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **June 10, 2024** and was called to order at 6:00 pm by Chairman Terry Schaeuble.

Roll Call: Present: Gary Kaster, Pat Kiel, Ryan Macario, Ryan Roebke, Terry Schaeuble, and Julie Sigmund. Absent: Bob Fandrey

Also Present: Village Administrator Travis Coenen, Planner Michael Leidig-Robert E Lee, Clerk-Treasurer Shelia Bowers, Ben Vosters-Wrightstown Fire, Nathan Helbing-Wrightstown Fire, Todd Coenen- The Hair Canvas, Dayne Rusch- VYPER, and Dylan Rusch- VYPER

MINUTES –

Motion made by J Sigmund, with a second by G Kaster to approve the Planning Commission Meeting minutes from May 13, 2024 as submitted. **Motion carried.**

Sign Review, The Hair Canvas, 210 High St, Parcel VW-148, Village of Wrightstown –

M Leidig presented the sign review with the following specifications: the wall sign is proposed to have a bottom elevation of 12 feet and a top elevation of 15 feet above ground, with a total area of 12 square feet. The sign is also proposed to extend less than 6 inches off the building (3/16” thick).

- 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 made by G Kaster, with a second made by R Macario to approve the Sign Review for The Hair Canvas, 210 High St, Parcel VW-148, Village of Wrightstown. **Motion carried.**

Rezone Review, Midwest Expansion, 4557 County Road U, Parcel VW-W180-2, Village of Wrightstown –

M Leidig presented the rezone review. The applicant is seeking rezone of existing parcel from Rural Residential to B-1 Business to allow for future development opportunities as would normally be allowed in the B-1 Business District.

- Staff has reviewed the submitted rezone and recommends approval.

Motion made by P Kiel, with a second made by R Macario to approve the Rezone Review, Midwest Expansion, 4557 County Road U, Parcel VW-W180-2, Village of Wrightstown, contingent upon staff recommendations. **Motion carried.**

Rezone Review, Village of Wrightstown for Vyper, 496 E Frontage Road & 445 Golf Course Drive, Parcels 300015800 and 300015600, Village of Wrightstown –

M Leidig presented the rezone review. Applicant (the Village) is seeking a rezone in conjunction with a proposed CSM to adjust the lot lines of the parcels to create a single, smaller lot for the existing telecommunications tower while allowing for a larger area for potential industrial development. The existing parcels are currently zoned R-R Rural Residential with both parcels having frontage on 41 Frontage Road. Only Parcel 300015800 is proposed to be rezoned to the Industrial District, which will allow for future development as an industrial facility, along with allowing for other approved industrial uses.

- Staff has reviewed the submitted rezone and recommends approval with the following conditions: Review, approval, and recording of the CSM to alter the parcel lines of parcels 300015800 and 300015600 by the Village of Wrightstown.

Motion made by P Kiel, with a second made by G Kaster to approve the Rezone Review, Village of Wrightstown for Vyper, 496 E Frontage Road & 445 Golf Course Drive, Parcels 300015800 and 300015600, Village of Wrightstown. **Motion carried.**

Certified Survey Map (CSM) Review, Village of Wrightstown for Vyper, 496 E Frontage Road & 445 Golf Course Drive, Parcels 300015800 and 300015600, Village of Wrightstown –
M Leidig presented the Certified Survey Map (CSM) Checklist.

- Comments: The proposed CSM meets all Village requirements.
- Recommendations: Staff recommend approval of the proposed CSM.

Motion made by R Macario, with a second made by P Kiel to approve the CSM Review, Village of Wrightstown for Vyper, 496 E Frontage Road & 445 Golf Course Drive, Parcels 300015800 and 300015600, Village of Wrightstown. **Motion carried.**

Final Plat Review, Wrightstown Golf Course Apartments Royal St Pat's Villas Phase III, 869 County Road U, Parcel 300000104, Village of Wrightstown–
M Leidig presented the Final Subdivision Plat Checklist.

- Comments: The submitted plat includes easements for pedestrian and vehicle access between the parcels as well as utility rights. Because this is located in the Royal St. Pats PDD, it is not necessary for the sanitary sewer to be public, but the watermain will be public. This plat shows easements for the public water as required.
- Recommendations: Staff has reviewed the submitted Final Plat and recommends that the Planning Commission approve the Final Plat without condition.

Motion made by J Sigmund, with a second made by R Macario to approve the Final Plat Review, Wrightstown Golf Course Apartments – Royal St Pat's Villas Phase III, 869 County Road U, Parcel 300000104, Village of Wrightstown. **Motion carried.**

ADJOURN –

Motion made by G Kaster, with a second made by P Kiel to adjourn the meeting. **Motion carried.**
(Adjourned at 6:22 pm)

Shelia Bowers
Clerk/Treasurer