

Village of Wrightstown Planning Commission Minutes

A Regular Meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **October 14, 2024** and was called to order at 6:00 pm by Co-Chairman Bob Fandrey.

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

Also Present: Village Administrator Travis Coenen, Planner Michael Leidig-Robert E Lee, Deputy Clerk-Treasurer Patti Leitermann, Ben Vosters-Wrightstown Fire, Nathan Helbing-Wrightstown Fire, Dustin Salter-Excel, Jeff Taylor-INX, James Kochanny-INX, Chad Cornette-Gnarly Cedar, Adam Magnussen-Gnarly Cedar, Dan Meissner-Gnarly Cedar

MINUTES –

Motion by G Kaster, with a second by P Kiel to approve the Planning Commission Meeting minutes from September 9, 2024 as submitted. **Motion carried.**

EXTRATERRITORIAL CSM REVIEW, DAN & LYNDA EBERT, 1004 FAIR ROAD, PARCEL W-11-2, TOWN OF WRIGHTSTOWN—

M Leidig presented this review to split into 2 lots (2.12 acres and 7.859 acres) for single family development. Motion made by R Macario, with a second by P Kiel to approve this Extraterritorial CSM for Dan & Lynda Ebert at 1004 Fair Road per staff recommendations:

- Staff recommends approval of the proposed extraterritorial CSM without condition.
Motion carried.

SITE PLAN REVIEW, GNARLY CEDAR, 420 WASHINGTON STREET, PARCEL VW-131-1, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this review to construct a building addition and remodel the existing structure on-site in the River District PDD. This proposed site also includes two gate entrances and exits in the fence, which provide access to the back patio area from outside the building. Utility, grading, landscaping and lighting plans were presented. Parking stalls on-site are currently deficient, as designed in both size and number. The Village is working with Gnarly and Robert E Lee to produce innovative parking solutions for this downtown area, one of which involves supplementing the existing car parking on Washington with parallel parking in front of Gnarly. Additional parking options were discussed. Architectural renderings look adequate to provide the look and feel as outlined in the PDD. This includes a building closer to the street frontage, including pedestrian access and significant amounts of glass on the frontage.

Motion made by G Kaster, with a second by P Kiel to approve this Site Plan review for Gnarly Cedar at 420 Washington Street, Parcel VW-131-1 per staff recommendations:

- Submittal and approval by the Village Building Inspector.
- Follow all recommendations of the slope stability report.
- Follow all conditions of the original Shoreland Zoning Variance.
- All signage and overhangs must be contained to the project site and not extend into the right-of-way.

- Consider combining roof downspouts and/or armoring area of discharge to prevent erosion of the slope.
- A separate sign plan submittal is required to be approved by the Plan Commission.
Motion carried.

SITE PLAN REVIEW, INX INTERNATIONAL INK CO, 737 COUNTY ROAD DDD, PARCEL VW-W177, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this site plan review to develop a 107,000 Sq Ft industrial ink manufacturing and distribution facility at the corner of CTH DDD and the proposed Poplar Street. The proposed site includes a stormwater wet pond, which will treat the water on site, multiple loading docks, parking facilities for workers, and utilities to service the development. The main operations taking place on site will be the receiving of ink shipments via semi, mixing of ink products and production of the final ink product, packaging and shipping out. Site plan shows the proposed building, fire lane, gates and fences, storm pond, parking, loading docks and paved areas. There will be three driveway connections to the property. The utility, grading, landscaping and lighting plans were presented.

Motion made by P Kiel, with a second by R Macario to approve this Site Plan review for INX International at 737 County Road DDD, Parcel VW-W177, per staff recommendations and Board of Appeals variance approval:

- Submittal and approval by the Village Building Inspector.
- Sign and record the Village maintenance agreement if the pond is privately owned.
- Coordinate and address SWMP comments through staff review.
- Install and show on plans tracking pads at all construction entrances and exits and a concrete washout station.
- Provide SDS Sheets for all hazardous chemicals for Village review and record.
- Follow all DPW and Fire Department requirements and conditions including coordination of location and number of Knox Box required on site. **Motion carried.**

SIGN REVIEW, INX INTERNATIONAL INK CO, 737 COUNTY ROAD DDD, PARCEL VW-W177, VILLAGE OF WRIGHTSTOWN—

M Leidig presented this sign review for the 7' tall ground sign with two sides, each 84 square feet for a total of 168 square feet. The proposed sign is 26.82' back from the property line, exceeding the 25' required. Motion made by R Macario, with a second by G Kaster to approve this sign review for INX International at 737 County Road DDD, Parcel VW-W177 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.**

ADJOURN –

Motion made by P Kiel, with a second by R Macario to adjourn the meeting. **Motion carried.**
(Adjourned at 7:04 pm)

Patti Leiternann
Deputy Clerk/Treasurer