

Village of Wrightstown Planning Commission Minutes

The regular monthly meeting of the Planning Commission was held at the Village Hall, 352 High St. on Monday, **March 21, 2016** (rescheduled from March 14, 2016) and was called to order at 6:30 pm by Chairman Terry Schaeuble.

Roll Call: Present – Karen Curry, Dean Erickson, Bob Fandrey, Pat Kiel, Ryan Macario, Terry Schaeuble
Absent: Gary Kaster

Also Present: Village Public Works Director Travis Coenen, Village Clerk/Treasurer Jean Brandt, Village Deputy Clerk/Treasurer Shelia Bowers, Village Trustee Mark Leonard, Village Trustee Susan Byers, A Megan VanLieshout, Sandra Wendlandt, Keith Wendlandt, Julie Kilsdonk, Chris Kilsdonk, John Ryan, Mary Baranowski, John Baranowski, Patrick Hermson, John & Vicki Powers, Scott Fragale, Ty Wagner, Russ Bowers, Paul Lentz, Kim Lentz, John Wollner, Mark Verhagh, Arlie Allen, Rog McGrath, Vince Bellantonio, Jonathan Peterson, Ben Schroth, Tim Mattson.

MINUTES

Motion by R Macario, second by P Kiel to approve the Planning Commission meeting minutes from February 8, 2016, as presented. **Motion Carried**

REVIEW OF THE PROPOSED LOT RESIZING OF FOUR LOTS FROM FIVE LOTS, RYAN QUELLA, LOTS 25, 26, 27, 28 AND 29 ON THEUNIS DRIVE IN ROYAL ST. PATS (RSP) SUBDIVISION:

E Runge read the staff report and commented this request from Ryan Quella is only preliminary at this time as no CSM has been done yet. These lots are zoned R-1 Residential with Planned Development District Overlay (PDD); however, there is a RSP Development Agreement that supersedes the Village's zoning ordinances.

Keith Wendlandt, 562 Royal St. Pat's Drive, owns 3 lots in this subdivision and discussed zero lot lines pertaining to the RSP Development Agreement. Keith is in favor of resizing lots, but only for building single family homes. In the last 15 years he stated there have never been any requests or documentation that duplexes would be allowed in this subdivision; just like when apartment buildings were being considered a few years ago in the same area and several residents fought that too. He is concerned these types of developments will halt any future single family houses in the RSP Subdivision.

Roger McGrath, 230 Royal St. Pat's Drive, indicated he moved to this subdivision for retirement because of the covenants enforced in the RSP Subdivision. It is important for him to keep the quiet, friendly atmosphere this subdivision has provided for years to come.

A Megan VanLieshout, 221 PeterLynn Drive, said they would have never moved to this subdivision if she knew this type of development would be considered. She also indicated that Ryan Quella owns Lot 95 in the RSP Subdivision. Several complaints have been called into the village for his grass not being cut along with boulders and lumber laying around the lot, which is in violation of the RSP covenants. She is concerned the same disrespect would occur in any future lots he may own or rent out.

Keith Wendlant read a letter from Robert LeCaptain, owner at 545 Royal St. Pat's Drive (Lot 123) who moved into his new house 3 weeks ago. Mr. LeCaptain indicates in his letter that the same restrictive covenants should apply to all future development of RSP as he was required to follow. He says multi-family dwellings would decrease his property value which is not fair to all current owners.

Ty Wagner, 215 PeterLynn Drive, spoke about how duplexes and multi-family dwellings could halt future development in the RSP area. He is in favor of growth and indicates the builder should look at building single family homes in this subdivision instead of duplexes because they are in high demand.

Ryan Quella, the builder proposing this development, says he currently lives in the Town of Vandebroek and is trying to put growth into this subdivision because there are several lots available. He replied to the statement made about his lot not being kept up: only received one complaint from the Village which was gravel in the roadway and took care of it immediately. He talked about how his taxes sky-rocketed again this last year on his vacant lot. He further stated Steve Johnson, Village Administrator, told him these lots are zoned R-1 residential so the duplex part of it wouldn't be a problem.

Robin Quella, who lives on Prairie Way in Wrightstown, spoke about the intentions of building higher class duplexes. He is a landscaper and intends to keep these yards looking nice. Ryan & Robin are looking to attract elderly people to these duplexes. They would like to build flush walk-ins for wheelchair accessibility. They also indicated these lots are a good location for duplexes since the land behind is zoned multi-family.

Mark Leonard, Village Trustee, talked about the word "duplex" not being listed anywhere in the RSP Development Agreement. He indicates there is a problem when a developer or contractor comes in and tries to change an agreement. Since duplexes are not listed in the agreement, the Planning Commission is under no obligation to grant this request as a waiver.

E Runge stated there is nothing for the Planning Commission to act on at this time. Think about what has all been said tonight for any future meetings and/or decisions.

REVIEW THE REZONING REQUEST FOR PARCEL VW-192-3 (10.873 ACRES), TODD PARCZICK, ALLIANCE CONSTRUCTION & DESIGN INC. FROM GENERAL BUSINESS DISTRICT (B-1) WITH PLANNING DEVELOPMENT DISTRICT OVERLAY (PDD) TO GENERAL INDUSTRIAL DISTRICT (I-1) WITH PDD, 1050 BROADWAY (CTH DD) AND STEFFINS STREET:

E Runge read the staff report for this re-zoning request which is located in the former Denmark State Bank building that is empty at this time. The property is surrounded by Industrial and Commercial land use. The applicant would like to use this property as a contractor's business office with a shop and field support.

B Fandrey asked if there were any specific requirements that were made for Denmark State Bank to be at that location, and would the new owners be required to maintain the PDD standards? E Runge answered with yes, unless they request changes in the future. J Brandt said the only requirements were the landscaping adopted back in 2003, which they intend to keep the same. J Brandt also indicated the Planning Commission needs to make a recommendation for approval or denial for the Village Board Meeting on April 6th. A Public Hearing will be held prior to the meeting as required for a zoning change. Motion made by B Fandrey, second by K Curry to recommend approval to the Village Board for the rezoning request of Todd Parczick, Alliance Construction, for Parcel VW-192-3 from General Business

District (B-1) with PDD to General Industrial District (I-1) with PDD at 1050 Broadway Street per staff recommendations. **Motion Carried.**

SITE PLAN AND DESIGN REVIEW APPROVAL FOR WRIGHTSTOWN MIDDLE SCHOOL ATHLETIC FACILITY IMPROVEMENTS WHERE THE FOOTBALL FIELD AND TENNIS COURTS ARE CURRENTLY LOCATED, SCHOOL STREET, VW-93-1, VW-94-2:

Russ Bowers, Wrightstown Schools head custodian, indicated he met with T Coenen about a month ago regarding the sewer lines that run through this area. T Coenen says the storm sewer areas are fine; however, there are concerns with fencing and parking. The only parking will be at the Middle School. The tennis courts and parking lot areas will be turned into green space which will include a walkway area. The concession stand will remain in place along with restrooms. Tennis courts will not be replaced.

Motion made by B Fandrey, second by P Kiel to approve the site plan and design review for Wrightstown Middle School Athletic Facility Improvements on School Street, VW-93-1, VW-94-2, per staff recommendations. **Motion Carried.**

SITE PLAN AND DESIGN REVIEW APPROVAL FOR WRIGHTSTOWN HIGH SCHOOL EXISTING ATHLETIC FACILITY IMPROVEMENTS WHERE THE FOOTBALL FIELD IS LOCATED WITH ADDING ADDITIONAL TRACK AND FIELD ELEMENTS, 600 HIGH STREET, VW-13-3, VW-25:

R Bowers indicated a track would be installed around the existing football field and a small “dry” retention pond on the northeast side of the field. The visitor’s bleachers will be moved back a bit during construction and then put back in place so all bleachers will remain the same.

Motion made by R Macario, second by P Kiel to approve the site plan and design review for Wrightstown High School Athletic Facility Improvements, VW-13-3, VW-25, per staff recommendations. **Motion carried.**

ADJOURN –

Motion by K Curry, second by B Fandrey to adjourn the meeting. **Motion Carried**
(Adjourned at 7:33 pm)

Patti Leitermann Deputy Clerk/Treasurer