

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, **June 13, 2016** and was called to order at 6:30 pm by Chairman Terry Schaeuble.

Roll Call: Present – Bob Fandrey, Gary Kaster, Terry Schaeuble, Keith Wendlandt

Absent: Pat Kiel, Ryan Macario, Dan Segerstrom

Also Present: Village Administrator Steve Johnson, Village Public Works Director Travis Coenen, Interim Village Clerk/Treasurer Shelia Bowers, Planning Consultant Elizabeth Runge, Village President Dean Erickson, Jean Brandt, Ed Byrne (Brillion News), Mike Vande Hei, Roger Meulemans

MINUTES

Motion by G Kaster, second by K Wendlandt to approve the Planning Commission meeting minutes from May 9, 2016, as presented. **Motion Carried**

DISCUSSION ON AMENDING ORDINANCE(S) TO ALLOW FOR GREATER HEIGHT LIMITS OF STRUCTURES IN INDUSTRIAL-ZONED AREAS

E Runge presented handouts: Chapter 206-Zoning, Article IV-District Regulations, 206-25 I-1 General Industrial District; Summary of District Heights Currently in Ordinance. The current ordinance allows up to 60 feet; Country Visions may need 190 feet and WPS may need 175 feet height. A conditional use permit (which involves a public hearing and Village Board approval) or variance may be needed in those 2 cases. This item is for discussion only at this time.

EXTRATERRITORIAL CSM REVIEW, FAIR ROAD (W-11-1, W-7-1), KEN & PAULA BOYLAN, TOWN OF WRIGHTSTOWN

E Runge read the staff report to create (1) five acre lot. Motion made by B Fandrey, second by G Kaster to approve the Extraterritorial CSM on Fair Road (W-11-1, W-7-1), Ken & Paula Boylan, Town of Wrightstown per staff recommendations as follows:

- The CSM meets all local, county and state regulations
- All restrictive covenants apply
- On the Owners Certificate (Sheet 3 of 3) the signature line for the Village of Wrightstown should read Shelia Bowers “Village” Clerk. **Motion Carried.**

CSM REVIEW, ROYAL ST. PAT’S DRIVE, LOTS 47 (300 004700), 48 (300 004800), AND 49 (300 004900), CROW’S NEST, VILLAGE OF WRIGHTSTOWN

E Runge read the staff report to create 2 lots out of 3 lots. K Wendlandt voiced his concerns about decreasing the number of houses/lots in Royal St. Pat’s subdivision due to several lots being joined there and how the PDD will be affected. Motion made by G Kaster, second by K Wendlandt to approve the CSM for Royal St. Pat’s Drive, Lots 47 (300 004700), 48 (300 004800) and 49 (300 004900), Crow’s Nest, Village of Wrightstown per staff recommendations as follows:

- The CSM meets all other regulations by reviewing entities
- The unused laterals are removed as noted
- Restrictive covenants for the Royal St. Patrick apply to these lots. **Motion Carried.**

CSM REVIEW, ROYAL ST. PAT'S DRIVE, LOTS 57 (300 005700), 58 (300 005800), AND 59 (300 005900), CROW'S NEST, VILLAGE OF WRIGHTSTOWN

E Runge read the staff report to create 2 lots out of 3 lots. Motion made by K Wendlandt, second by G Kaster to approve the CSM for Royal St. Pat's Drive, Lots 57 (300 005700), 58 (300 005800), and 59 (300 005900), Crow's Nest, Village of Wrightstown per staff recommendations as follows:

- The CSM meets all other regulations by reviewing entities
- The unused laterals are removed as noted
- Restrictive covenants for the Royal St Patrick apply to these lots. **Motion Carried.**

CSM REVIEW, 512/518 MAIN ST (VW-340-1), ROGER & DENNIS MEULEMANS, VILLAGE OF WRIGHTSTOWN

E Runge read the staff report to create two lots, one for the post office and the other for the single family home. Request is due to the owners' wanting to sell the house portion only. J Brandt indicated this is definitely a hardship which will be brought up at Board of Appeals following this meeting. Motion made by K Wendlandt, second by G Kaster to recommend approval to Village Board for this CSM, 512/518 Main St (VW-340-1), Roger & Dennis Meulemans, Village of Wrightstown, per staff recommendations as follows:

- The variance for the non-conforming size for Lot 2 is approved by the Village's Board of Appeals
- All restrictive covenants are adhered to
- The CSM meets all other regulations by reviewing entities. **Motion Carried.**

REZONING REQUEST, 512 MAIN ST, LOT 2, FROM GENERAL BUSINESS DIST (B-1) TO RESIDENTIAL DISTRICT (R-1), ROGER & DENNIS MEULEMANS, VILLAGE OF WRIGHTSTOWN

E Runge read the staff report to rezone lot 2 from General Business District (B-1) to Residential District (R-1). Request is due to the owners' wanting to sell the house portion only. Public hearing for this rezoning request will be June 21, 2016. Motion made by G Kaster, second by K Wendlandt to recommend approval to Village Board for the rezoning request, 512 Main St, Lot 2, from General Business District (B-1) to Residential District (R-1), Roger & Dennis Meulemans, Village of Wrightstown, per staff recommendations as follows:

- A rezoning of these parcels would be consistent with the Village's comprehensive plan (recommended for adoption) and reflect the long term use of the property. The comprehensive plan has identified the entire parcel to be institutional which at this time includes the Wrightstown Post Office. The parcels to the east are residential and this request to rezone Lot 2 to Residential District (R-1) would be consistent with the Land Use Plan. **Motion Carried.**

Reminder – Open House for the Comprehensive Plan will be June 15, 2016, 6:00 p.m. at Village Hall.

ADJOURN –

Motion by G Kaster, second by B Fandrey to adjourn the meeting. **Motion Carried**
(Adjourned at 7:28 pm)

Patti Leitermann

Deputy Clerk/Treasurer