

Minutes
Village of East Troy
Plan Commission & Architectural Review Board
April 13, 2015

1. **Call to order** - President Timms called the meeting to order at 5:00 pm
2. **Verification of open meeting notice** - Clerk-Treasurer Suhm verified the meeting had been posted according to open meetings laws.
3. **Roll call**
 - Present: President Timms, Trustee Kaplan, Commissioners Edward Arendt, John Grudnowski, Kirk Nelson, Scott Seager, Scot Serafin
 - Excused:
 - Others: Zoning Administrator Schwecke and Clerk-Treasurer Suhm
4. **Approve Plan Commission minutes of January 12, 2015**

Motion by President Timms, second by Commissioner Arendt to approve the January 12, 2015, minutes. Motion carried with Commissioner Serafin abstaining.
5. **Public comment** – No Comments.
6. **Sign permit for non-illuminated wall sign at 2893 Main Street for Sleeping Dogs Communications; Bill Vint, business owner and Pangburn LLC, property owner, applicants (application 2015-04)**
 - A. **Discussion by Plan Commission and possible action**

Zoning Administrator Schwecke clarified that all signs need to be approved by the Plan Commission within the central business district. The approval of one sign for a building does not allow additional tenant signs that resemble the original sign without specific Plan Commission approval.

Motion by President Timms, second by Commissioner Nelson to approve the sign for Sleeping Dogs Communications. Motion carried.
7. **Site plan review for a new building off of Main Street (RA 446400001); Dr. Tom Wanezek, applicant (application 2015-03)**
 - A. **Discussion by Plan Commission and possible action**

Zoning Administrator Schwecke went over some elements of the site plan. He explained the east side of property there is a 24' easement for access to the properties to the north. The property owner expressed a desire to see if the owners to the north will abandon the easement. There is a storm water basin behind the building. When the properties to the north are developed, they would need to contribute to the cost of the roadway to the north as well as enlarging the storm water basin.

Zoning Administrator Schwecke recommended a seventh condition (in addition to the six in his staff report), which would include final approval of the outdoor lighting plan by the Zoning Administrator.

President Timms read off the six conditions of approval from Zoning Administrator Schwecke's staff report.

Motion by President Timms, second by Commissioner Grudnowski to approve the application based on the seven conditions discussed. Motion carried.

8. Initial review of 1998 conditional use approval granted to Donald and Kathryn Brooks for a U-Hall business and auto sales off of Division Street (Tax Key ROP 00110)

A. Discussion by Plan Commission and possible action

President Timms went over the history of the property stating the conditional use should have been reviewed every five years according to approval, but it has only been reviewed once since the approval in 1998. It was originally approved to be a U-Haul business and car sales, but it has never been a U-Haul business. There have been two cars that have been on the lot for quite some time without any movement and are personally owned vehicles. Concern was expressed that these really represent abandoned vehicles. With changes to the zoning code, car sales are no longer permitted in the central business district.

Motion by President Timms, second by Commissioner Seager to recognize that the CU permit granted in 1998 has expired and to set a public hearing so the applicant can address his concerns and a determination can be made. Motion carried.

9. Proposed amendment of zoning code regarding signage for temporary outdoor sales (application 2015-02)

A. Discussion by Plan Commission and possible action

Zoning Administrator Schwecke explained the purpose of the draft ordinance is to correct an oversight. The sign ordinance did not include a provision for permitted signage for temporary outdoor sales.

Motion by President Timms, second by Commissioner Arendt to direct the Zoning Administrator to schedule the public hearing for May 11, 2015, for the draft ordinance. Motion carried.

10. Proposed pedestrian facilities for STH 20 (Main Street) construction project by Wis DOT

A. Discussion by Plan Commission and possible action

Resolution 2015-03 grants an exception to Trans 75 federal standards so the sidewalks and recreational path installed with the Highway 20 reconstruction project will not be required from the interstate to the eastern village limits. However, grading for a future installation will be completed in this area. Potentially ending the sidewalk and recreational path at the intersection of Highway 20 and ES was discussed. Staff will inquire with Department of Transportation if this is possible.

Motion by President Timms, second by Commissioner Nelson to recommend to the Board approval of Resolution 2015-03. Motion carried.

11. Recommendations for future agendas

None.

Adjourn

Motion by President Timms, second by Commissioner Arendt to adjourn. Motion carried.

Respectfully Submitted,

Eileen Suhm
Clerk-Treasurer