

Minutes
Village of East Troy Plan Commission
2015 Energy Drive
August 10, 2015
6:30 p.m.

1. **Call to order** – President Timms called the meeting to order at 6:30 pm
2. **Verification of open meeting notice** – Deputy Clerk Alexander verified the meeting had been posted according to open meetings laws
3. **Roll call** –
 - Present: President Timms, Trustee Seager, Commissioners Edward Arendt, John Grudnowski, Anna Mack, Kirk Nelson, Scot Serafin
 - Excused: None
 - Absent: None
 - Others: Zoning Administrator Tim Schwecke, Engineer Tim Hastings, DPW Miller and Deputy Clerk Alexander
4. **Approve Plan Commission minutes of July 13, 2015**

Motion by Commissioner Seager, second by Commissioner Arendt to approve the minutes dated June 13, 2015. Motion carried.
5. **Public comment:** None
6. **Review of a new ground sign for Wanezak Family Dentistry located at 2564 Main Street; TEAMC, LLC, applicant (application 2015-17)**
 - A. **Possible decision by Plan Commission**

Motion by Commissioner Seager, second by Commissioner Arendt to approve the sign as proposed. Motion carried
7. **Amendment of site plan for Wanezek Family Dentistry located at 2564 Main Street; TEAMC LLC, applicant (application 2015-19)**
 - A. **Possible decision by the Plan Commission**

Motion by Commissioner Seager, second by Commissioner Mack to approve the first amendment of the site plan as submitted. Motion carried
8. **Demolition of an existing one-story building and construction of a new three-story building at 2886 Main Street; Kinove LLC, applicant (Jim Rohrer, property owner and Rick Strieter, agent); (application 2015-18)**

Presentation of the plan was given by Rick Strieter, Agent for Kinove, LLC. He explained the plan to demolish the current building and replace it with a 3 story structure with retail on the ground floor and residential units on the second and third floor. The renderings of the proposed structure were shown indicating the proposed color of the building and the reuse of the current canopy. President Timms explained that if the Conditional Use application for this project to allow the residential units would be brought to the Plan Commission at the September meeting. Betty Parman, from the audience, asked if the Conditional Use was granted would that give the green light for anyone to add a third story to their building. President Timms explained that any plans would still be required to be approved by the Plan Commission. Commissioner

Nelson asked if the color was allowed in the Downtown District and Zoning Administrator Schwecke assured him it was. Commissioner Nelson then questioned the future signage.

Mr. Strieter explained that there was no signage at this time, however they had included plans for the electrical for lighting of the signage area for future. The current canopy would be retained. Mr. Strieter requested that the plan be approved with the lighting fixtures shown on the plan, striking the request for the canopy approval and allow the right of way encroachment be approved as "grandfathered" and striking the parking concern as there is no change from the current parking.

Zoning Administrator Schwecke requested that the applicant come back to the Plan Commission with a sign application for the signage area and lighting that would not require the words for the sign but would detail the type, size, style and lumens of the proposed lighting. He suggested that this be included with the Conditional Use application. He suggested because the building will be in the public right of way the Village needs to address this in a permanent way and that the easiest way would be to sell the land for a minimum amount. The canopy will need to be approved to be allowed by ordinance as being in the public right of way and addressing the liability of the canopy in the public right of way.

A. Public hearing

President Timms opened the public hearing at 6:55 p.m.

Gary Kornhoff, 1962 Beulah Ave, asked if the sides and rear of the building would be finished in the same exterior style as the front of the building and if the stairs would be enclosed.

Mike, from the East Troy Area Historical Society explained that the current building was built in 1860 and has been used in many ways including as a barbershop and a speakeasy during prohibition. He inquired about the availability of the original tin ceiling and if the Historical Society would be allowed to photograph the current building prior to the demolition. President Timms encouraged him to contact the owner.

Betty Parman, owner of 2874 Main St., expressed concern with the architectural look of the building and that it is higher than the buildings around it. She asked if there was an Architectural Committee to oversee new plans to be sure the historical look of the Square is maintained.

President Timms explained that the Zoning Administrator and Plan Commission filled that position.

Kathy Onsgaard, owner of 2882 Main St., asked why the owners needed to add a three story building for apartments. She stated there were already enough apartments on the Square and parking is an issue. She inquired how the parking would be addressed. She was concerned that a three story building would look "funny".

Kevin (Ashish) Patel, owner of 2884 Main St., asked how the shared wall between the buildings would be protected during demolition to insure his shelving and stock would not be damaged from the debris, noise and vibrations. Rick Strieter assured him that they would work with him and keep him informed of plans and progress as best they could and that they would work with him to minimize effects of the demolition and be very careful concerning the shared wall. Mr. Strieter explained that this would be a "surgical" demolition not a crane type of demolition. Mr. Patel had also submitted a written comment that was acknowledged but not read as it contained the same concerns he had expressed verbally.

John Thiesen, owner of 2100 Church St., submitted a written comment that was read into the record – “I endorse the applicant and their efforts on the Square”.

David Allen, owner of 2093-2087 Division St., explained that both the East Troy House and 2894 Main St. are actually three story buildings already on the Square.

President Timms closed the public hearing at 7:10 p.m.

Commissioner Mack questioned the height difference to the adjoining buildings and Zoning Administrator Schwecke explained the code allows for a building to be one story greater or less than the adjoining buildings and that this plans is within the height requirements of the Downtown Design District.

B. Possible recommendation by the Plan Commission to the Village Board

Motion by Commissioner Seager, second by President Timms to recommend the Village Board approve the project with the 5 line items proposed (per Staff Report dated 8/6/15) according to 510-78 of the municipal code, making note that it has been agreed to talk to the applicant about the 1.4’ of public right of way and find a mechanism with which to resolve that, recognized that the sign issue will be a future issue and recognized that the lighting will be acceptable when the applicant brings back the specifics of the fixtures and the light related issues.

Motion carried with Commissioner Arendt voting no.

9. Streetscape improvements on the Square as proposed by Jim Rohrer

President Timms indicated that he liked the idea and would even like to consider expanding on it to include artwork but understands the concerns of DPW Miller also are valid and need to be considered and studied further. Commissioner Grudnowski and Nelson also liked the idea but suggested a plan be developed for the entire Square and all options be further explored before moving forward.

Motion by President Timms, second by Commissioner Nelson to table until plan can be developed and brought back. Motion carried.

10. Final certified survey map consisting of four lots; MLG Investments LLC, applicant (application 2015-25)

A. Possible recommendation by the Plan Commission to the Village Board

Motion by President Timms, second by Commissioner Arendt to recommend the Village Board approve the final certified survey map subject to the 4 listed general conditions and the one specific condition (per Staff Report dated 8/7/15). Motion carried.

11. Site plan review for US Packing located off of Executive Drive; US Packing, applicant; (application 2015-16)

Jay Knetter, JAKnetter Architects, gave a presentation of the proposed building for US Packaging including the layout, proposed location of the sign, landscaping, building materials and that they had decided to use the decorative metal panels for the exterior of the building. He provided a sample of this material for the Commissioners. President Timms explained that the covenants that are in place in the industrial park on the

north side of Honey Creek Road prohibit the use of this type of building material however those restriction do not apply to the development on the south side of Honey Creek Road.

A. Possible decision by the Plan Commission

Discussion of the buffer yard utilizing a fence vs. landscaping was explained and may be brought back to the Commission in the future for final plans.

Motion by Commissioner Seager, second by Commissioner Arendt to approve site plan with the five items addressed (per Staff Report dated 8/7/15) and using metal decorative panels for the entire exterior. Motion carried.

12. Conditional use for East Troy High School located at 3128 Graydon Avenue; East Troy Community School District, applicant; Chris Eger, agent; (application 2015-20)

A. Public hearing

President Timms opened the public hearing at 7:39 p.m.

Lee Bice, 3228 Graydon Ave., asked how the Conditional Use for the school may affect his property.

President Timms explained why the informational notices are sent to neighbors when a Conditional Use application is considered. It was explained that the high school was constructing 3 additions.

Chris Eger, Bray Architects gave a presentation on the site plan for the additions at the high school and explained that there are three additions and they will use similar materials to the current building, they will have separate entrances, use safety down lighting and address any run off. Construction is planned to begin in October to be ready for the start of the 2016 school year. Signage will be addressed separately.

The Public Hearing was closed at 7:44 p.m.

B. Possible recommendation by the Plan Commission to the Village Board

Commissioner Nelson asked what the construction hours would be and was told that there would be no extra hours outside of the normal construction hours of 7:30 a.m. to 4 p.m.

Motion by Commissioner Arendt, second by Commissioner Mack to approve to recommend the Village Board approve the conditional use subject to the terms in the draft conditional use order dated August 6, 2015. Motion carried.

13. Site plan review for East Troy High School located at 3128 Graydon Avenue; East Troy Community School District, applicant; Chris Eger, agent; (application 2015-21)

Chris Eger, Bray Architects further explained the elevations and renderings of the additions at the high school for the band area, the entrance from the parking lot and the fitness center on the north side of the existing building. Signage will be addressed at a later date.

A. Possible decision by the Plan Commission

Mr. Bice, from the audience, asked how the construction traffic would affect Graydon Ave and it was explained that most of the construction traffic will come in to the job from the north.

Motion by Commissioner Arendt, second by Commissioner Seager to approve the site plan as proposed subject to the 3 conditions and 4 attachments (per Staff Report dated 8/6/15). Motion carried.

(Approve the site plan as proposed subject to the following conditions:

14. Second amendment of Declaration of Condominium of Fields Neighborhood to create four garage units in a detached building; Fields Neighborhood Condominium Association, applicant (application 2015-22)

Leslie Scherrer Pella, Representative, explained that the garage is currently on site and that this is to complete the process to condo the garage stalls for individual sale to residents of the development.

A. Possible recommendation by the Plan Commission to the Village Board

Motion by President Timms, second by Commissioner Nelson to recommend the Village Board approve the second amendment of the Declaration of Condominium of Fields Neighborhood as proposed. Motion carried.

15. Site plan review for Allan Integrated Control Systems located at 2021 Beulah Avenue; Ted Zess, applicant; (application 2015-23)

President Timms skipped item 15 because the applicant was not yet present.

A. Possible decision by the Plan Commission

After item #18 - Motion by President Timms, second by Commissioner Arendt to table until August 17, 2015 meeting. Motion carried.

16. Site plan review for Contract Comestibles located at 2004 Beulah Avenue; Contract Comestibles, applicant; Ron Badertscher, agent; (application 2015-24)

Andy Gehl, Contract Comestible, presented his plan for Contract Comestibles and requested that the parking lot be removed from the application at this time. He confirmed that water service would be required this coming fall.

The storage building and the parking lot projects would be pushed out.

A. Possible decision by the Plan Commission

Motion by Commissioner Arendt, seconded by President Timms to approve the site plan subject to all the considerations, striking #4 (see Staff Report dated 8/6/15). Motion carried.

17. Amendment of Chapter 495 of the municipal code, titled "Subdivision of Land" with regard to construction standards for collector streets

The Village Engineer evaluated the current construction standards for a collector street and believes the required width of 48 feet is too excessive. They are recommending a face-to-face curb width of 40 feet. Commissioner Nelson inquired if this would be a permanent change and was assured that although it would allow for the proposed changes Engineer Hastings indicated that the 40' width would be a minimum. Mary Nicoson, from the audience, asked if Emergency Services had been contacted regarding this road width.

Present Timms requested DPW Miller contact Chief Barutha prior to the Monday, August 17 meeting for his input.

A. Possible recommendation by the Plan Commission to the Village Board

Motion by President Timms, second by Commissioner Nelson to recommend the Village Board approve the amendment of Chapter 495 by changing the width of a collector street in section 495-43 from 48 feet to 40 feet. Motion carried.

18. Update on preparation of an official map

Zoning Administrator Schwecke indicated that there had been no progress on the official map due to the large amount of submittals for this meeting. He will bring this to the Plan Commission at a future agenda.

19. Recommendations for future agendas

Zoning Administrator Schwecke suggested updating the construction standards into a separate document.

President Timms suggested discussing/developing a draft of a basic developers agreement.

Commissioner Nelson asked if there was a maximum height for buildings on the Square. Zoning Administrator explained that buildings were restricted to be no more than one story height than an adjoining building. Commissioner Mack commented that the height of buildings could then continue to rise unlimited.

20. Adjourn

Motion by President Timms, second by Commissioner Seager to adjourn. Motion carried at 8:15p.m.

Respectfully Submitted,
Lorri Alexander
Deputy Clerk

Next Meeting: Special Plan Commission meeting Monday, August 17 at 5:30 p.m.