

Minutes
Village of East Troy
Special Plan Commission & Architectural Review Board
August 17, 2015

1. **Call to order** - President Timms called the meeting to order at 6:30 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, Commissioners Edward Arendt, John Grudnowski, Anna Mack, Kirk Nelson, Scot Serafin
 - Excused: Trustee Seager
 - Absent:
 - Others: Zoning Administrator Tim Schwecke and Clerk-Treasurer Suhm
4. **Public comment**
5. **Site plan review for Allan Integrated Control Systems located at 2021 Beulah Avenue; Ted Zess, applicant; (application 2015-23) (tabled at the August 10, 2015 meeting at the request of the applicant)**

Ted Zess, representing Allan Integrated Control systems, presented the site plans for a 4,500 square foot addition. He explained there will be a future addition built in another phase. Per the engineer's review comment they will address the need for a turnaround for trucks. Zoning Administrator Schwecke explained there was a third condition within the staff report that relates to required lighting in the parking lot. Due to the fact that employees are gone prior to it being dark, item 3 should be removed from the conditions of approval. Ted Zess acknowledged he was familiar with the conditions listed.

Possible decision by the Plan Commission

Motion by Commissioner Grudnowski, second by Commissioner Mack to approve the site plans subject to conditions A1 and A2 listed in the staff report dated August 6, 2015. Motion carried.
6. **Site plan review for a parking lot at Accurate Housing Systems located at 2624 Corporate Circle; Sean Kelly, agent; (application 2015-26)**

The applicant was not present. Zoning Administrator Schwecke stated the third page of the staff report included a diagram depicting the proposed layout. He explained they put a landscaping island in front of the transformer so bollards would not be necessary. It will be up to the applicant whether they would like to incorporate these. It was clarified the necessary ADA parking is in the other parking lot, this lot would only require the warning field in the sidewalk.

A. Possible decision by the Plan Commission

Motion by Commissioner Arendt, second by Commissioner Nelson to approve the site plan for the parking lot subject to the seven items listed in the staff report dated August 14, 2015. Motion carried.

7. Discussion related to a potential amendment of the Village's zoning code to allow limited light industrial and warehousing uses in the B-3 district

Jeff McCone introduced himself to the PC explaining he has a snowplowing business and is hoping to locate the business in the Village. He has placed an offer to purchase a parcel directly north of the BP gas station (gas station is the northeast corner of the Highway ES and Highway 20 intersection). He would require a salt shelter which would be behind the building and most of it would be sheltered from Hwy ES. He explained the equipment would be kept inside of the building.

Zoning Administrator Schwecke clarified the staff report refers to the district as B3, it is HB (highway business) zoning. He explained the property would need to be annexed and rezoned. The proposed use currently would not be permitted in highway business district per zoning code. However, this land use category does reference light industrial in the comprehensive plan. He explained a text amendment could be done amending the zoning code to allow light industrial zoning. If the amendment is approved it would allow heavier land uses in highway business as a conditional use.

Commissioner Serafin questioned if this change occurs, would it allow this type of use on any properties within the Village where it would not be desirable. Zoning Administrator Schwecke explained conditional uses are considered on a case-by-case basis and the plan commission does have the right to deny a conditional use with reasoning.

Zoning Administrator Schwecke questioned if the commission would like staff to go ahead and prepare the amendment or the applicant to request the amendment. The consensus of the commission was to have staff go ahead and draft the amendment. The draft will be prepared for review at the next Plan Commission meeting and the public hearing will be scheduled for October.

8. Adjourn

Motion by Commissioner Arendt, second by President Timms to adjourn at 6:54 p.m. Motion carried.

Respectfully Submitted,
Eileen Suhm
Clerk-Treasurer