

**Minutes  
Village of East Troy  
Plan Commission & Architectural Review Board  
September 14, 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, Trustee Seager, Commissioners Edward Arendt, John Grudnowski, Anna Mack, Kirk Nelson, Scot Serafin
  - Excused:
  - Others: Zoning Administrator Tim Schwecke and Clerk-Treasurer Suhm
4. **Approve Plan Commission minutes of August 10, 2015**

Motion by Commissioner Arendt, Second by Commissioner Grudnowski to approve the minutes dated August 10, 2015. Motion carried.
5. **Approve Plan Commission minutes of August 17, 2015**

Motion by Commissioner Arendt, Second by Commissioner Serafin to approve the minutes dated August 17, 2015. Motion carried.
6. **Public comment** – No comments
7. **Conditional use for residential use at 2886 Main Street; Kinove, LLC, applicant; Rick Strieter, agent; (application 2015-27).**
  - a. **Public hearing**

Zoning Administrator Schwecke reviewed the conditional use order.

Clerk-Treasurer Suhm stated a fax was received from Mr. John Theisen stating he is favor of issuing the conditional use.
  - b. **Possible recommendation to the Village Board**

Motion by Trustee Seager, second by President Timms to recommend to the Village Board approval of the conditional use subject to the terms and findings in the draft conditional use order dated September 8, 2015. Motion carried.
8. **Discussion related to a potential amendment of the Village's zoning code to allow limited light industrial and warehousing uses in the HB district**
  - a. **Possible decision to initiate the process for amending the text of the zoning code**

Zoning Administrator Schwecke reviewed the potential zoning code amendment, stating the reason this amendment was proposed is the potential annexation request by Jeff McKone so he can include a

snowplowing business on a property that would be zoned Highway Business. Currently, the proposed use is not allowed either by right or conditional use. With the proposed amendment, it would be allowed by conditional use.

Commissioners expressed some confusion related to the wording of item 3 under multipurpose business storage in the proposed text amendment, related to the size limit of this type of use in a multi-tenant building. It was discussed that this item should be reworded so the intent is clear.

The applicant had not responded to Zoning Administrator Schwecke's calls or e-mails, so it was not clear if he still intended to move forward with the project. The Commission directed Zoning Administrator Schwecke to go forward with scheduling a public hearing and the proposed amendment even if the applicant will not be pursuing the project.

**9. Review and possible recommendation on the Village's acceptance of property interests to be dedicated by Honey Creek of East Troy, LLP and Honey Creek Commercial Properties, LLC for public right-of-way consisting of the southerly 33' of Parcel Nos.: RXUP00249 and RA442600001 for a future road as a minor amendment to conditions of the planned unit development governing both parcels; Parcels located at: W2055 Honey Creek Road and 2544, 2547, 2550, 2556, 2562, 2568, 2574, 2789 and 2849 Honey Creek Circle**

**a. Possible recommendation to the Village Board**

President Timms explained the background of the Honey Creek Developer's agreement, which was approved in 2005. The agreement obligated both the Village and Honey Creek Developers to do certain things, one of which was dedication of the right-of-way. There has been a slight change in the plan for the future road, eliminating the "S" curve on the commercial portion of the property.

Motion by Commissioner Arendt, second by President Timms to recommend the Village Board accept the property interests dedicated by Honey Creek of East Troy, LLP and Honey Creek Commercial Properties, LLC for the public right-of-way. Motion carried.

**10. Update on preparation of an official map**

Zoning Administrator Schwecke updated the plan commission on progress, stating his intent is to have a draft official map for the next plan commission meeting.

**11. Recommendations for future agendas**

Commissioner Nelson questioned what was happening with the proposed streetscape improvements on the square (8/10/15 meeting). President Timms

stated DPW Miller has met with the arborist to discuss the trees and bike racks, as well as the sidewalk depth.

Commissioner Nelson questioned the ambiguity of height restrictions on the square, referencing the zoning code allowing a building that is one story higher than the adjacent building and questioned if the Village should consider an amendment. Zoning Administrator Schwecke advised this issue is included in a list of potential amendments staff is compiling to bring to the commission at a future date.

Commissioner Mack questioned the process of the streetscape improvements and general beautification, inquiring whether the businesses have been included in discussions. President Timms explained a downtown business coalition is just being established and the discussions of the coalition will involve topics such as this.

## **12. Adjourn**

Motion by Commissioner Arendt, second by Commissioner Serafin to adjourn at 7:18 p.m. Motion carried.

Respectfully Submitted,  
Eileen Suhm  
Clerk-Treasurer