

Minutes
Village of East Troy
Plan Commission & Architectural Review Board
October 12, 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 September 14, 2015**

Motion by Trustee Seager, second by Commissioner Arendt to approve the minutes dated September 14, 2015. Motion carried.
5. **Citizen participation**

No citizen participation.
6. **Potential amendment of the Village's zoning code to allow limited light industrial and warehousing uses in the Highway Business (HB) zoning district (application 2015-29)**
 - a. **Public hearing**

President Timms opened the public hearing at 6:32 p.m. Zoning Administrator Schwecke reviewed his staff report, he drew attention to requested changes from the September meeting that had been made. Commissioner Mack stated she thought it was well written and clear. Commissioner Arendt questioned item 3 on page 3 stating it reads two or three tenants is 2,500 square feet and then three or more is 5,000 square feet. Zoning Administrator Schwecke acknowledged, the ordinance should state four or more instead of three. Zoning Administrator Schwecke advised the developer of the project that was the genesis of creating this ordinance is considering some modifications to the project and the Plan Commission may want to consider those changes with relation to this ordinance. He recommended keeping the public hearing open so it can be considered at next month's meeting. Commissioner Nelson questioned item 4 on page 3, in which a chart depicted the maximum number of fleet vehicles and why the maximum stated 4,000 square feet to 6,000 square feet when the maximum under item 3 was 5,000 square feet. Zoning Administrator Schwecke clarified the 6,000 should be changed to 5,000.

Motion by Commissioner Grudnowski, second by to Commissioner Arendt table the public hearing until November 9, 2015. Motion carried.

b. Possible recommendation to the Village Board

No recommendation was made.

7. Site plan for Hangar S-5 at East Troy Municipal Airport; Dan Kallay, applicant (application 2015-30)

a. Possible decision by Plan Commission

The applicant was not present. Discussed the hanger owner already installed the holding tank and received approval from the County. The County has authority to issue holding tank permits and has been notified they need Village approval prior to granting these permits on airport property in the future.

Motion by Commissioner Arendt, second by President Timms to approve the site plan for hanger S-5 at the East Troy Municipal Airport. Motion carried.

8. Update on preparation of an official map (verbal report)

Zoning Administrator Schwecke reported the official map is very close to being finalized. A draft should be ready for presentation at the next Plan Commission meeting. He further explained the purpose of an official map is to create an interconnected road system. The Plan Commission will make a recommendation to the Village Board on approval of the official map.

9. Recommendations for future agendas

None.

10. Adjourn

Motion by Commissioner Arendt, second by Trustee Seager to adjourn at 7: 45 p.m. Motion carried.

Respectfully Submitted,

Eileen Suhm
Clerk-Treasurer