

**Agenda**  
**Village of East Troy Plan Commission**  
**2015 Energy Drive**  
**October 11, 2021**  
**6:30 p.m.**

**In-Person Meeting with Public Access Viewing Via Zoom and YouTube**  
Public access is for viewing purposes only. No participation remotely for public.

**Zoom Webinar ID: 858 2889 0558 Passcode: 495235**

**YouTube Channel Link: <https://www.youtube.com/channel/UCGPfzVwLzE2Pqt4-g450Klg>**

- 1. Call to order**
- 2. Pledge of Allegiance**
- 3. Verification of open meeting notice**
- 4. Roll call**
- 5. Citizen participation**  
Per Village Resolution 2017-01, anyone wishing to address the Plan Commission during Citizen Participation will be allowed 5 minutes. Your subject can be anything whether on the agenda or not. The Plan Commission should not engage in a discussion regarding comments because it was not part of the publicly noticed agenda. Upon conclusion of this Citizen Participation segment, members of the audience are not allowed further comment unless they are participating in a public hearing or if specifically allowed by a majority vote of the Plan Commission due to involvement in an agenda item.
- 6. Approve Plan Commission minutes of September 13, 2021**
- 7. Extraterritorial review of a two-lot certified survey map (CSM) in the Town of East Troy located at N7370 Hamms Road (PA30990001); Rosemarie Berres and Tom Sherbrook, applicant (application 2021-26)**  
A. Possible recommendation by Plan Commission to the Village Board  
Details are available online: <https://s.zoninghub.com/Q65GXKZOY1>
- 8. Extraterritorial review of a three-lot certified survey map (CSM) in the Town of East Troy located at N8826 County Road ES (Pet1600006B,Pet160001,PET160013); Karl and Katharine Sawyer, applicant (application 2021-29)**  
A. Possible recommendation by Plan Commission to the Village Board  
Details are available online: <https://s.zoninghub.com/UVM8RLBX9C>
- 9. Site plan for parking lot expansion for a multi-family building located at 2174 Division Street (RMV 00033); Kinove LLC, applicant; Rick Strieter, agent (application 2021-28)**  
A. Possible action by Plan Commission  
Details are available online: <https://s.zoninghub.com/NAFZF4NWOF>
- 10. Conditional use for a contractor yard located in the Village's new industrial park on the south side of Honey Creek Road; MP Systems Inc, applicant (application 2021-24) Use link below to view materials - documents too large to include in packet.**  
A. Public hearing  
B. Possible recommendation by Plan Commission to the Village Board  
Details are available online: <https://s.zoninghub.com/U0ALJD4ZLS>
- 11. Site plan/plan of operation for a contractor yard located in the Village's new industrial park on the south side of Honey Creek Road; MP Systems Inc, applicant (application 2021-32) Use link below to view materials - documents too large to include in packet.**  
A. Possible action by Plan Commission  
Details are available online: <https://s.zoninghub.com/GN6XNJRQB>

12. **Rezone subject property located at 2031 Division Street (RA495400002) from SR-4 to AR-9; East Troy School District, applicant (Mikko Erkamaa, developer) (application 2021-25)**
  - A. **Public hearing**
  - B. **Possible recommendation by Plan Commission to the Village Board**  
Details are available online: <https://s.zoninghub.com/GOTJJG9KB2>
13. **Preapplication review for a potential Planned Development District for property located at 2031 Division Street (RA495400002); Mikko Erkamaa, developer (application 2021-31)**
  - A. **Discussion by Plan Commission with no action**  
Details are available online: <https://s.zoninghub.com/2ZS3TPU9HS>
14. **Certified survey map for 3 lots and 1 outlot south of Honey Creek Road (RA314100001); Village of East Troy, applicant (application 2021-30)**
  - A. **Possible recommendation by Plan Commission to the Village Board**  
Details are available online: <https://s.zoninghub.com/OOKNX1VUV1>
15. **Potential revisions to the zoning code (Chapter 510) relating to occupancy permits**
  - A. **Public hearing**
  - B. **Possible recommendation by Plan Commission to the Village Board**  
Details are available online: <https://s.zoninghub.com/2WHOBTH2MR>
16. **Discussion related to potential revisions to the zoning code with regard to bufferyard requirements**
17. **Discussion related to potential revisions to the zoning code with regard to the Downtown Transition area described in the Village's Comprehensive Plan**
18. **Recommendations for future agendas (no packet materials)**
19. **Next meeting:**
  - November 8, 2021 at 6:30 pm — regular meeting if needed
20. **Adjourn**

Posted: October 8, 2021

*Please Note:*

- The order of items on this agenda is for convenience of reference. These items may be taken out of order upon request of the Village President or Plan Commission members.
- It is possible that members of, and possibly a quorum of, the Village Board may be in attendance at the above stated meeting. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.
- Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Clerk's Office, 2015 Energy Drive (262) 642-6255.
- Development projects are reviewed consistent with the Village's land development regulations. These are available online.
  - Zoning: <https://www.ecode360.com/27768057> and also <https://villageofeasttroy.zoninghub.com/home>
  - Subdivision of land: <https://www.ecode360.com/27767242>