

**Agenda**  
**Village of East Troy Plan Commission**  
**2015 Energy Drive**  
**November 8, 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: 827 4770 2555 Passcode: 978500**

**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 October 11, 2021
7. Extraterritorial review of a one-lot certified survey map to create a 5-acre parcel with a remnant ag parcel located off of St. Peters Road (PET1800020A); Peter and Susan Acker, applicant (2021-34)
  - A. Possible recommendation by Plan Commission to the Village Board  
Details are available online: <https://s.zoninghub.com/VQEL7OTSAD>
8. Extraterritorial review of a one-lot certified survey map to create a 4.85-acre parcel with remnant ag parcel located at W2691 Highway 20 (L T 2400010); Robert and Linda Dingman, applicant (application 2021-35)
  - A. Possible recommendation by Plan Commission to the Village Board  
Details are available online: <https://s.zoninghub.com/7NNME3JEL4>
9. One-lot certified survey map to merge 3 adjoining parcels located at 2511 Main Street; BBQ Pit LLC; Leon Davis, agent (2021-36)
  - A. Possible recommendation by Plan Commission to the Village Board  
Details are available online: <https://s.zoninghub.com/QEPCPTYRWL>
10. Amend various dimensional standards in Subsection 510-24(H) of the zoning regulations for the Two-Family Residential (TR-8) zoning district; Steve Lambrechts, applicant (2021-37)
  - A. Public hearing
  - B. Possible recommendation by Plan Commission to the Village Board  
Details are available online: <https://s.zoninghub.com/32OYHPUFVD>
11. Rezone subject property located at 2019 Beulah Avenue (RA454000001) from Light Industrial (LI) to Attached Residential (AR-9); ABCS Investments LLC, applicant; Steve Lambrechts, agent (application 2021-38)
  - A. Public hearing

B. Possible recommendation by Plan Commission to the Village Board

Details are available online: <https://s.zoninghub.com/QECTL4AI4C>

12. Potential revisions to the zoning code (Chapter 510) relating to bufferyard requirements (application 2021-33)

A. Public hearing

B. Possible recommendation by Plan Commission to the Village Board

Details are available online: <https://s.zoninghub.com/9SRQRVKYMN>

13. Discussion related to potential revisions to the zoning code and comprehensive plan with regard to the Downtown Transition area described in the Village's Comprehensive Plan

14. Recommendations for future agendas (no packet materials)

- Revise application requirements for rezoning petitions
- Revisions to floodplain regulations based on new DNR model ordinance and new flood maps

15. Next meeting:

- December 13, 2021 at 6:30 pm — regular meeting if needed

16. Adjourn

Posted: **November 4, 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>