

Minutes
Village of East Troy Plan Commission
2015 Energy Drive
August 8, 2022
6:30 p.m.

1. **Call to order**- Acting President Johnson called the meeting to order at 6:30 p.m.
2. **Pledge of Allegiance**
3. **Verification of open meeting notice** – Clerk Alexander verified the meeting had been posted according to open meetings laws.
4. **Roll call**

Present: Acting President Matt Johnson, Trustee Renucci, Commissioners Edward Arendt, Chris Bottoni, Roger Hayes, Jacob Lederhaus and John Merath

Excused: President Seager

Others: Zoning Administrator Schwecke (*attended remotely*), Administrator Suhm, Clerk Alexander
5. **Citizen participation**

No citizen participation.
6. **Approve Plan Commission minutes** of June 13, 2022, June 27 Special Meeting
Motion by Trustee Renucci, second by Commissioner Arendt, to approve the minutes as presented. Motion carried.
7. **Condominium plat for two multi-tenant industrial buildings (total of 24 units) located at 2460 Executive Drive; East Troy Investment LLC (Tim Scheckel & Jared Randall) (application 2022-25)**
 - A. **Possible recommendation by Plan Commission to Village Board**

The applicant, Jared Randall, was present to answer questions. Discussion included the use of the term “plat” vs “lot” and that the plat creates a legal description of each unit for ownership similar to each lot of a subdivision plat, confirmed that the intent is to allow combining units to create larger spaces if needed, it was questioned whether there would be deed restrictions and to be sure the condominium documents are complete with the restrictions or remove the comment regarding deed restrictions, comments from the Village Engineer were reviewed and Mr. Randall acknowledged he had read them. Mr. Randall stated that the drawings were being altered to use wall packs and light poles only at access points.

Motion by Commissioner Bottoni, second by Commissioner Arendt, to recommend approval to the Village Board of the proposed condominium plat based on the four (4) general conditions and two (2) specific conditions included in the staff report. Motion carried.
8. **Amend the zoning code in regards to driveway standards and off-street parking design requirements and other matters (application 2022-26)**
 - A. **Public hearing**

Acting President Johnson opened the public hearing at 6:42 pm. Discussion confirmed that this amendment would affect future construction or changes to existing driveways but would not require existing driveways to be altered. Acting President Johnson closed the public hearing at 6:45 pm.
 - B. **Possible recommendation by Plan Commission to Village Board**

Motion by Commissioner Bottoni, second by Commissioner Lederhaus, to recommend approval to the Village Board of the proposed ordinance as drafted. Motion carried.
9. **Recommendations for future agendas** (no packet materials)
 - Revise application requirements for rezoning petitions
 - Potential regulations for franchise establishments in the downtown area
 - Consider set back of homes designed with side entry garages to allow easier entry to the garage
10. **Next meeting:** September 12, 2022, at 6:30 pm, if needed
11. **Adjourn**

Motion by Trustee Renucci, second by Commissioner Merath, to adjourn. Motion carried at 6:48 p.m.

Respectfully submitted by

Lorri Alexander, Clerk

Note: Recordings of the meeting may be found on our YouTube Channel - Link:

<https://www.youtube.com/channel/UCGPfzVwLzE2Pqt4-g450Klg>