

**Minutes**  
**Village of East Troy Plan Commission**  
**2015 Energy Drive**  
**September 12, 2022**  
**6:30 p.m.**

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

Present: President Seager, Trustee Renucci, Commissioners Edward Arendt, Chris Bottoni, Roger Hayes, and John Merath

Excused: Commissioner Jacob Lederhaus

Others: Zoning Administrator Schwecke (*attended remotely*), Administrator Suhm

5. **Citizen participation**

No citizen participation.

6. **Approve Plan Commission minutes of August 8, 2022.**

Motion by Trustee Renucci, second by Commissioner Arendt to accept the minutes as presented. Motion carried.

7. **Sign permit for Social Affair in downtown design district located at 2919 Main Street (ROP 00100), Vicki McKone, owner (Michael Gaines, sign contractor) (application 2022-31)**

**A. Discussion and possible action**

Discussed the sign is not internally or externally lit. The only source of lighting for the sign is the other existing building lighting and streetlights.

Motion by Trustee Renucci, second by Commissioner Arendt, to approve the wall sign for Social Affair as proposed based on the four mentioned criteria listed in the staff report (dated 9/9/2022) and zoning code. Motion carried.

8. **Conditional use for a contractor yard located at 2728 Buell Drive (RA280700003); Motion Engineering, applicant (application 2022-27)**

**A. Public hearing**

President Seager opened the public hearing at 6:33 p.m.

Michael Petrie, 620 Blue Stem Trail, Caledonia, explained he is applying for contractor's storage. He currently operates at a location in Kenosha and does service work all over the country for asphalt plants. He plans to utilize the site to work on items and for contractor's storage. He does not conduct retail sales.

Zoning Administrator Schwecke explained as a contractor's yard he cannot conduct retail but may occasionally sell a part. The use description for contractor's yard states there cannot be sales. The site will be used as-is. There are not any planned site improvements. The applicant confirmed no bulk fuel storage is planned.

President Seager closed the public hearing at 6:38 p.m.

**B. Discussion and possible recommendation to the Village Board**

Motion by Commissioner Bottoni, second by Commissioner Hayes to recommend to the Village Board the approval of the conditional use subject to the terms in the draft conditional use order dated September 9, 2022.

Mr. Petrie acknowledged that he reviewed the conditional use and had no questions. He clarified with Zoning Administrator Schwecke because it is a contractor yard, they would not be allowed to sell bulk materials if they leased space to a landscaping company. Zoning Administrator Schwecke confirmed the sale of bulk materials is not allowed.

Motion carried.

**9. Site plan for a contractor yard located at 2728 Buell Drive (RA28070003); Motion Engineering, applicant (application 2022-28)**

**A. Discussion and possible action**

Motion by Commissioner Bottoni, second by Commissioner Arendt, to approve the site plan and plan of operation as set forth in the submittal documents subject to the terms and conditions listed in the staff report (dated 9/8/2022). Motion carried.

**10. Text amendments to the Honey Creek Planned Development district; Teronomy Builders, applicant (application 2022-29)**

**A. Public hearing**

President Seager opened the public hearing at 6:41 p.m.

Ryan Cardinal, of Cardinal Engineering, 1200 Lasalle Street, Lake Geneva, reviewed the progress on The Lofts development and requested amendments. They are requesting to add more detached parking due to high demand. The development plan specifically listed the number of detached parking structures and spaces, so this modification requires a text amendment.

President Seager closed the public hearing.

**B. Discussion and possible recommendation to the Village Board**

Motion by President Seager, second by Commissioner Arendt to recommend approval of proposed ordinance as drafted. Motion carried.

**11. Amendment of final development plan for Honey Creek Planned Development District; Teronomy Builders, applicant (application 2022-30)**

**A. Discussion and possible recommendation to the Village Board**

Ryan Cardinal, Cardinal Engineering, reviewed the plans depicting the amendments. The road that connects the apartment development with the storage units is being removed. He confirmed the larger paved area will not be utilized for outdoor storage and is there to allow for vehicle movements. They are proposing adding a storage building to the storage unit property, lengthening a storage building, adding office space to a storage building with parking, adding a detached parking structure, adding an office to the north end of the north apartment building, and adding parking to the north end of the residential site at the proposed office. Discussed the aesthetics of the proposed and existing maintenance buildings which are metal with a 4-foot brick band. President Seager expressed concerns over the aesthetics being visible from South Executive Drive. The large overhead doors will face the apartments. Mr. Cardinal suggested incorporating landscaping to enhance aesthetics and offered to return with landscaping drawings for the next meeting.

Motion by Trustee Renucci, second by Commissioner Merath, to approve the proposed revisions to the final development plan subject to the conditions listed in the staff report (dated 9/9/22) for the multifamily parcel and table modifications for the storage building property. Motion carried.

**12. Discussion related to potential amendments of the Mixed Business/Light Industrial Design Overlay District in Article XX of the Village's zoning regulations**

Mike Tillman, MP Systems, 5477 S. Westridge Ct., New Berlin was present to discuss proposed amendments. He explained there are four sections he questioned of the recently adopted overlay district ordinance. He addressed 510-202 prohibited uses including outdoor storage and vehicle storage, stating they will have some of this as a contractor's yard. He expressed concerns regarding being a "grandfathered" (legal nonconforming) use. Zoning Administrator Schwecke suggested the legal

nonconforming use be documented and added to the nonconforming registry, so it is documented rather than modifying the ordinance.

Mr. Tillman also discussed they would like to construct an accessory building and asked the Plan Commission to consider amendments to the sections 510-203(E) and 510-203(H) pertaining to accessory buildings that would allow for a building constructed of metal panels if the color matches the principal building on the property and does not face the street. He stated this was necessary for storage of materials that need to be out of the elements but do not necessarily need to be climate controlled. He also discussed temporary storage restrictions and that they use shipping containers that are 40 feet long and 8-1/2 feet tall at job sites that return to the construction yard. He stated they would be painted the same color as the principal building.

Discussion included the unique nature of the property's elevation, the position of the proposed storage building which is not very visible from the current cul-de-sac but may be somewhat visible if the cul-de-sac is extended, including landscaping to buffer a proposed storage building, and the draft ordinance was shared with current property owners for feedback prior to adoption.

Direction to the Zoning Administrator was to draft an ordinance for consideration at the October meeting and if inclined after that review the public hearing can occur in November. A site plan could be reviewed at that meeting as well. The Commission directed the Village will pursue the amendment and not place that on the property owner since the ordinance was adopted after they took ownership of the property.

**13. Release of highway setback restriction for two properties (RA446400002 and RA446400003) along State Highway 20; SRVR, LLC, application (application 2022-32)**

**A. Discussion and possible recommendation to the Village Board**

Discussed the Department of Transportation is releasing their setback on the properties but requires the Village approval since the certified survey maps that had been previously approved by the Village depicted the setback.

Motion by Trustee Renucci, second by Commissioner Arendt to recommend to the Village Board release of the highway setback restriction on the two described properties adjacent to Highway 20. Motion carried.

**14. Recommendations for future agendas (no packet materials)**

- Revise application requirements for rezoning petitions
- Potential regulations for franchise establishments in the downtown area – this will be added to next agenda for further discussion.
- Consider set back of homes designed with side entry garages to allow easier entry to the garage

**15. Next meeting:** October 10, 2022, at 6:30 pm, if needed

**16. Adjourn**

Motion by President Seager, second by Commissioner Arendt to adjourn at 7:27 p.m. Motion carried.

Respectfully submitted by

Eileen Suhm, Administrator

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

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