

Minutes
Village of East Troy Plan Commission
2015 Energy Drive
2/13/2023
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** – Clerk Alexander verified the meeting had been posted according to open meetings laws.
4. **Roll call**
 - Present: President Seager, Trustee Renucci, Commissioners Edward Arendt, John Merath and Jacob Lederhaus
 - Excused: Chris Bottoni, Roger Hayes
 - Others: Zoning Administrator Schwecke, Clerk Alexander
5. **Citizen participation** - None
6. **Approve Plan Commission minutes of January 9, 2023**

Motion by Trustee Renucci, second by Commissioner Merath, to approve the minutes from January 9, 2023. Motion carried.
7. **Two-lot certified survey map (CSM) in Town of East Troy (within the Village's extraterritorial plat review jurisdiction) located at N8356 Weber Lane; Frederick and Judith Kmiec (application 2023-02)**
 - A. **Discussion**
 - B. **Possible recommendation to the Village Board**

Motion by Commissioner Arendt, second by Trustee Renucci, to recommend the Village Board approve the proposed CSM in the Town of East Troy subject to the conditions listed in the staff report dated February 10, 2023. Motion carried.
8. **Proposed amendment of the Village's comprehensive plan by changing the land use classification of a part of Tax Parcel RXUP 00202; Kiwanis Heritage Inc, applicant (application 2023-03)**
 - A. **Discussion**
 - B. **Possible recommendation to the Village Board**

Motion by Commissioner Lederhaus, second by Commissioner Arendt, to recommend the Village Board approve the resolution dated February 9, 2023 based on the findings contained in the draft resolution. Motion carried.
9. **Zoning code interpretation of what is meant by "attached" with regard to attached garages; Bryan Schultz, applicant (application 2023-04)**
 - A. **Discussion**
 - B. **Possible recommendation to the Village Board**

Zoning Administrator Schwecke explained that this process is in interpreting the zoning code. Typically, this interpretation begins with the Zoning Administrator, then the Plan

Commission and finally the Village Board. There are a set of standards/factors to consider in this situation and they are listed in his staff report. Specifically, the original intent of the code should be considered and if the proposed interpretation counteracts the original intent of the code, it should not be considered. The proposed garage connected or attached by a breezeway could be interpreted in such a way that would make changes in the code and future applications. Basically, this approval would allow buildings to be connected by breezeways on other properties or locations.

Trustee Renucci questioned the number of accessory buildings allowed and it was clarified that if this change would be considered one accessory building would be allowed in addition to the attached building. Building Inspector Scott Johnson stated that there is currently no size limitation on attached garages. The applicant currently has a small one car garage and does not have an attached garage. Currently the limitation is a 400 sq ft garage and he would like to find a way to build a larger garage to accommodate his family.

Zoning Administrator Schwecke stated that the building code definition for “attached” is different than the zoning code. The zoning code needs to have this concept interpreted while considering the intent of the code which was to limit the number of buildings haphazardly connected. He also stated that whatever decision is reached, the zoning code should reflect the definition.

Zoning Administrator Schwecke suggested that because there are separate definitions in the building code and the zoning code that the zoning code be the focus and the Commission and they consider other scenarios that any change may impact. The need of a definition of connection and attached will be needed to avoid situations where multiple buildings or accessory structures are “connected” by imperfect structures or long, exposed “hallways”. Building Inspector Scott Johnson suggested that if the Commission desired to allow this proposal then to consider updating the zoning code to limit the length of connection and possibly specify if it needed to be open or enclosed. He also stated that in some sections of the Village, particularly in the older sections, an attached garage may not be the best design to flow with the property or style of home. The applicant stated that the breezeway for his plan would be about 30’ and he was willing to work with the Commission on details as his plans are not finalized because he wanted to discuss this with the Commission before going further. He stated that they have tried to design an attached garage, but it didn’t fit with the character of the home or fit well on the property. Discussion included the proposed construction of the proposed garage and breezeway; footing vs slab, possible considerations to qualify as an attached structure (footings below frost line, a connecting roofline, allow a length of 40’ for the breezeway), and what the next steps or process would include.

Motion by President Seager, second by Trustee Renucci, to recommend the Village Board approve this proposal as an attached building and that it will fall within a proposed change to the zoning code to be forthcoming from the Plan Commission. Motion carried.

The process will be for this recommendation to be considered by the Village Board at their February 20, 2023 meeting and should the Board pass an approval the Plan Commission would then consider a revision of the zoning code to reflect this discussion.

10. Sign permit for Al Smiths in downtown design district located at 2878 Main Street (ROP 00056); Stadsplein Properties LLC (Kitty Stichman, agent) (application 2023-05)

A. Discussion and possible action

Kitty Stichman, applicant, stated that the planned sign colors would be an olive-green background with gold leaf lettering.

Motion by Commissioner Arendt, second by Commissioner Merath, to approve the wall sign as proposed based on the four criteria listed in the staff report. Motion carried.

11. Potential revisions to the zoning regulations with regards to standards for accessory buildings in the industrial zoning districts

A. Discussion and possible action to set public hearing date

Trustee Renucci requested a review of the purpose of this potential revision. It is to create options for businesses to allow for an alternative building. Zoning Administrator Schwecke stated that the draft had increased the size to up to 3,200 sq ft and that there were several minor changes including that only one poly structure would be allowed, no matter the size.

Motion by Commissioner Lederhaus, second by Commissioner Merath, to direct staff to schedule the public hearing date for public review of the revised regulations. Motion carried.

12. Recommendations for future agendas

- Revise application requirements for rezoning petitions
- Potential regulations/information related to front-yard setbacks on side-loaded homes

13. Next meeting: March 13, 2023 at 6:30 pm, if needed

14. Adjourn

Motion by President Seager, second by Commissioner Lederhaus, to adjourn. Motion carried at 6:58 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>