

Agenda
Village of East Troy Plan Commission
2015 Energy Drive
September 11, 2023
6:30 p.m.

In Person Meeting with Public Access for Viewing via YouTube
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 August 14, 2023**
7. **Two-lot certified survey map for property located at 3022 North Street (RXUP 00019); Jamie Rohrer, applicant (application 2023-21)**
 - A. **Discussion and possible recommendation to Village Board**
Additional application details may be available online: <https://s.zoninghub.com/NDIRM487DK>
8. **Rezone the property located at 2010 Church Street (ROP 00008) from Highway Business (HB) to General Industrial (GI); McCrete LLC, applicant (Jeff McPherson, agent) (Application 2023-18)**
 - A. **Public hearing**
 - B. **Discussion and possible recommendation to Village Board**
Additional application details may be available online: <https://s.zoninghub.com/PPFTMO34FX>
9. **Conditional use for outdoor display/sales per Section 510-42(E) of the zoning code for property located at 2584 Main Street (RA 305700002); David August, owner; Dale Leasure, tenant (LTR Power Center) (application 2023-14)**
 - A. **Public hearing**
 - B. **Discussion and possible recommendation to Village Board**
Additional application details may be available online: <https://s.zoninghub.com/OLYCF8JJ7Q>
10. **Site plan review for outdoor display/sales per Section 510-42(E) of the zoning code for property located at 2584 Main Street (RA 305700002); David August, owner; Dale Leasure, tenant (LTR Power Center) (application 2023-15)**
 - A. **Discussion and possible action**
Additional application details may be available online: <https://s.zoninghub.com/O4SLP1LY6M>
11. **Conditional use for restaurant (Culver's Restaurant) located at 2557 North Street (RA446400002); East Troy Land LLC (Jay Campbell, agent) (application 2023-16)**
 - A. **Public hearing**
 - B. **Discussion and possible recommendation to Village Board**
Additional application details may be available online: Tiny URL: <https://s.zoninghub.com/XP5V7M8TFE>

12. **Site plan review for restaurant (Culver's Restaurant) located at 2557 North Street (RA446400002); East Troy Land LLC (Jay Campbell, agent) (application 2023-17)**
 - A. **Discussion and possible action**

Additional application details may be available online: <https://s.zoninghub.com/YRNDJMSLB8>
13. **Sign permit review for restaurant (Culver's Restaurant) located at 2557 North Street (RA446400002); East Troy Land LLC (Jay Campbell, agent) (application 2023-19)**
 - A. **Discussion and possible action**

Additional application details may be available online: <https://s.zoninghub.com/XPFMGN9UAV>
14. **One-lot certified survey map to merge two adjoining lots in same ownership located at 2557 North Street (RA446400002); East Troy Land LLC (Jay Campbell, agent) (application 2023-20)**
 - A. **Discussion and possible recommendation to Village Board**

Additional application details may be available: <https://s.zoninghub.com/500H4IHTXJ>
15. **Concept review for Overlook Ridge, a proposed planned development district consisting of 145 multi-family dwelling units; Sawall Development, applicant (application 2023-22)**
 - A. **Discussion**

Additional application details may be available: <https://s.zoninghub.com/OFY5CWZR9>
16. **Discussion related to standards for detached garages** (no materials in packet – discuss at meeting)
17. **Discussion related to tiny homes as accessory uses in residential zoning districts** (no materials in packet – discuss at meeting)
18. **Recommendations for future agendas** (no packet materials)
 - Revise application requirements for rezoning petitions
 - Potential regulations/information related to front-yard setbacks on side-loaded homes
19. Next meeting: October 9, 2023 at 6:30 pm, if needed
20. **Adjourn**

Posted: September 8, 2023

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>