

Agenda
Village of East Troy Plan Commission
2015 Energy Drive
December 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>

Note: At the request of the developer, the two public hearings relating to the Overlook Ridge project, that were scheduled for this meeting, have been cancelled. They will be rescheduled when the developer confirms the meeting date.

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 must specifically relate to matters under the jurisdiction of the Plan Commission, 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 November 13, 2023
7. Approve Plan Commission minutes of December 4, 2023
8. Amend site plan for parking lot/access for property located at 2546 E. Main Street (RA327700002); First Citizens State Bank (Jason Heinonen, agent) (application 2023-38)
 - A. Discussion and final actionAdditional application details may be available: <https://s.zoninghub.com/7MFFIZ87DI>
9. Amend general development plan for property located at 2931 Union Street to allow general retail where the church previously operated; Steve Lambrechts, applicant (application 2023-28)
 - A. Public hearing
 - B. Discussion and recommendation to Village BoardAdditional application details may be available: <https://s.zoninghub.com/8U63AB80GD>
10. Amend final development plan to include general retail at 2931 Union Street; Steve Lambrechts, applicant (application 2023-29)
 - A. Discussion and final actionAdditional application details may be available: <https://s.zoninghub.com/6VYNSWMWXN>
11. Assign permanent zoning classification for newly annexed parcels located at the northwest corner of the North Street and Main Street; Goodden ES/20 LLC (Ray Goodden, agent) (application 2023-30)
 - A. Public hearing
 - B. Discussion and recommendation to Village BoardAdditional application details may be available: <https://s.zoninghub.com/V8IOHB9PYV>

12. Conditional use for restaurant in Highway Business (HB) district located at the northwest corner of the North Street and Main Street; Goodden ES/20 LLC (Ray Goodden, agent) (application 2023-32)

A. Public hearing

B. Discussion and recommendation to Village Board

Additional application details may be available: <https://s.zoninghub.com/AUMEGNGM45>

13. Site plan for restaurant in Highway Business (HB) district located at the northwest corner of the North Street and Main Street; Goodden ES/20 LLC (Ray Goodden, agent) (application 2023-33)

A. Discussion and final action

Additional application details may be available: <https://s.zoninghub.com/8OR1PL1ZRN>

14. Recommendations for future agendas (no packet materials)

- Polystructures as accessory uses in residential zoning districts
- Tiny homes as accessory uses in residential zoning districts
- Revise application requirements for rezoning petitions
- Potential regulations/information related to front-yard setbacks on side-loaded homes

15. Next meeting: January 8, 2024 at 6:30 pm, if needed

16. Adjourn

Posted: December 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>