TOWN OF EAST TROY PLANNING COMMISSION MINUTES
November 6, 2024 at 6:30 P.M.

Chairman Cook called the meeting to order at 6:30 P.M. Commissioners, Jahner, DeGrave, Gordon and Denhart were in attendance along with alternate Dynek. Commissioners Smith and Celley were excused. Secretary Olson was also in attendance.

Chairman Cook explained the procedure of the meeting and explained that this Commission operates on a split meeting format and this is the Public Hearing portion of the Planning Commission Meetings. The commissioner's viewing and decision-making meeting will be on November 20, 2024 at 6:30 P.M., if a decision is not made in this meeting. The petitioner or agent will present their request today, then we will ask for people in favor or opposed to the petition to speak and the petitioner will then have a chance for rebuttal. All comments need to be addressed to the commission and not the applicant.

1. Review & Approval of Planning Commission Minutes –
   July 10, July 17, August 7, August 21, September 4, October 2, 2024 (sent to Commissioners prior to meeting for review)

2. The Burki family has returned to the Planning Commission after their REZONE Approval from the County Zoning Administration. They have returned with a SUBDIVISION PLAN APPROVAL REQUEST. Their intention is to establish the property as a family homestead as discussed in their initial request. They would like to separate the property into three lots of 7.84 acres, one lot of 23.68 acres and an additional two lots (5 acres each to be sold) as displayed in their subdivision plan. Burki, spoke for the request and noted that the lot sizes have remained the same on the CSM from their initial appearance for the Zoning change. Subtle changes were requested by County Zoning at the Pre-application Meeting, but the vision for their homestead has remained the same. There was discussion amongst commissioners. Chairman Cook felt confident seeing that the Survey Map had no large changes and that this was discussed in great detail during the Zoning request.

   Motion made by Commissioner Denhart to APPROVE the applicants' SUBDIVISION PLAN APPROVAL REQUEST as stated for:
   Lot on Swoboda Road
   East Troy, WI 53120
   Parcel No: P ET 3100007
   Seconded by Commissioner Jahner.
   Motion Approved unanimously.

3. Whereas, Joseph Busch, Real Estate Broker, Bear Reality, is requesting an Affidavit of Correction, Restriction Removal, on behalf of owner Robert Mick. Mick recently sold his home at N8632 Stone School Road in Air Troy Estates. Mick, currently owns 1.5 acres to the south of the home. Mick has acquired a buyer for the 1.5 acres who would like to build a home and airplane hangar. There is currently a restriction found on lot 1 CSM 1227 that does not allow for a home to be built because in the 1970's a mound system to service this property did not exist. In 2004 the restriction was removed on lot 2 and allowed the current owner of lot 2 the ability to install a mound system and build a home and hangar. Busch is making the same request for lot 1. The President of the Air Troy Estates, Home Owner's Association, has written a letter in support of this request on behalf of himself as well as the Board of Directors. Busch, spoke for the request and double checked that the Planning Commission received the letter from the Home Owner's Association. Busch, referenced the completed perk test as well as the fact that the mound system is laid out. Busch referenced the Lot 2 change that was made in 2004 which mirrors the request that Mick is bringing before the commission today. There was little

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discussion amongst commissioners. Chairman Cook felt confident after hearing the support of the Homeowner's Association and their Board of Directors. Cook, noted that the mound is laid out, it "perked" This seems like a rubber stamp situation, and he feels comfortable taking a vote at this first meeting; and

Motion made by Commissioner Gordon to APPROVE the applicants' SUBDIVISION AFFIDAVIT OF CORRECTION, RESTRICTION REMOVAL REQUEST as stated for:
LOT 1, CSM 1227 Air Troy Estates
East Troy, WI 53120
Parcel No: PA 122700001
Seconded by Commissioner Jahner.
Motion Approved unanimously.

4. Other Business & Public Comments
   Chairman Cook, scheduled second meeting to complete paperwork for Sanitary District #2 Conditional Use which was not applied for in error when they came before the Commission on September 4, 2024.
   Jim Zimmerman, asked if Commissioners had any new information about the building on the Schaffer land. Chairman Cook reminded them of their conversation last month and asked if he spoke to the Building Inspector. Zimmerman said that he did not. Cook offered to give him his phone number, Zimmerman declined his offer, but said he would call. At this time the Planning Commission has no information about building on the Schaffer property.

5. Adjourn
   Motion made by Commissioner Denhart to adjourn.
   Seconded by Commissioner Dynek.
   Motion passed unanimously.

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Respectfully Submitted,
Jennifer Olson
Planning Commission Secretary
November 7, 2024