TOWN OF EAST TROY PLANNING COMMISSION MINUTES
October 2, 2024 at 6:30 P.M.

Chairman Cook called the meeting to order at 6:30 P.M. Commissioners, DeGrave, Gordon, Denhart and Celley were in attendance along with alternate Russell. Commissioners Smith and Gordon was excused. Commissioner Jahner has a work emergency. 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 October16, 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 –
   Minutes procedure and best practice will be discussed under other business.

2. VARIANCE REQUEST
   N8700 Sky Lane
   East Troy, WI 53120
   Parcel No: P ET 1400005G
   Edward Rumph Owner /Applicant
   Edward Rumph, Owner/Applicant, is requesting a variance to rebuild his airplane hangar after its collapse in the winter of 2021 on his 5-acre easement property at Air Troy Estates, Air Park. The applicant, who purchased the property in August of 2017, was told by County Zoning, that he will need a variance due to the fact that there is not a primary structure on the property. The Applicant would like to continue to use the property in the manner it had been used with the forty-five-year-old hanger that collapsed. The applicant would like to change the footprint to increase the hangar size by 44%, but would not require any setback variances to do so. Rumph explained the topography of the land as a hardship for building a primary residence on the land as well as height and size restrictions that were set forth by the Home Owner's Association. Commissioner Denhart clarified with the applicant that the hangar and aircraft were to be used for personal use only. Rumph explained that the Home Owner's Association does not allow business use out of this air park. Rumph also added that this is an easement property and he drives through two of his neighbors' properties to access his property. It is at the very end of a gravel lane. The property is only visible to those that live in Air Troy Estates.

   There was discussion amongst commissioners. Chairman Cook, made the point that as an A-2 property, it is already non-conforming as it is under five acres. Commissioner Gordon asked about a wetland delineation, Cook stated that there is no property that is A-4 on the parcel. It appears to be undesignated wetland area. Commissioner Russel asked if when the hangar was built in 1976, it was conforming to the rules in place at that time. There was some debate among Commissioners about when County Zoning began and if these restrictions would give the applicant a "Grandfathered Status" For the sale agreement when Rumph purchased it from the estate of the former owner, there were no restrictions that a home must be built on the land. Russell asked if there were other similar properties in the subdivision that did not have a primary residence. Rumph stated that there were not. Two residents, spoke for the request. One of which being the current president of the Home Owner's Association, and spoke on behalf of the whole board of directors in favor of the request. All speakers agreed that they would like to see Rumph rebuild, and that the new structure would be an improvement. The slope of the building was reviewed by the Home Owner's Association and meets all requirements set forth by their Association. They feel that Rumph maintains the property to the highest standard and they would like to see him remain there.

   Chairman Cook felt confident after hearing the support of neighbors as well as the Home Owner's Association and their board of directors. Commissioner Denhart stated that he feels that as a Commission he feels that they have the authority to grant this variance as long as the hangar is used for personal use and not business. After speaking to Darrin, County Zoning it seems their main concern was that this not be used as a business. Chairman Cook pointed out that with it already being in the bylaws of their community, he feels there is little risk of the use changing.

   Motion made by Commissioner Russell to APPROVE the Variance request as stated for N8700 Sky Lane
   Seconded by Commissioner Gordon.
   Motion Approved.

3. Other Business & Public Comments
   None at this time

4. Adjourn
   Motion made by Commissioner Denhart to adjourn.

Seconded by Commissioner Gordon.
Motion passed unanimously.

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

*Please note for complete understanding of what occurred please view the LIVE video footage at https://www.youtube.com/@TownofEastTroy/streams *