TOWN OF EAST TROY PLANNING COMMISSION MINUTES
August 07, 2024 at 6:30 P.M.

Chairman Cook called the meeting to order at 6:30 P.M. Commissioners, Smith, Russell, Gordon, Denhart, Celley and Jahner were in attendance. 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 August 21, 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. APPROVAL OF MINUTES
   No Minutes were approved at this time.

2. REZONE
   Lot on Swoboda Road
   East Troy, WI 53120
   Parcel No: P ET 3100007
   William and Pamela Burki, Owner/ Applicants
   On Wednesday, August 7, 2024 William and Pamela Burki/owner/applicants, spoke requesting a Rezone to change 57.19 acres that are currently zoned as A-1 and R-1 to become C-2. Their intention is to sub divide the lots to create a family homestead. They would like to create 3 lots that are 7.8 acres for each of their sons and one lot that is 23.8 acres for themselves. They would also like to separate two lots that are approximately 5 acres each on the East side of the property to be sold off as independent parcels to help fund the project. They are only requesting a Rezone at this time and will return for approval of their CSM and Land Separation if approved for the zoning change. Commissioners asked to clarify where the R-1 was carved out as well as the existing access points. The easement that runs down the center that goes to the back and allows access to the agricultural area back there. The access point to the two 40-acre agricultural lots behind their parcel would remain giving them access. The 2050 land use plan has this lot planned for RR under rural density residential zoning.
   There was discussion amongst Commissioners stating that the lot is prime agricultural, and generally that land is preserved by the Commission. As an agricultural community that wants to stay an agricultural community prime agricultural land is important. Commissioner Smith, stated that the fact that it is zoned as prime agricultural land, doesn't always mean that it is that it is prime and maybe a soil sample would help to make that determination as they have done in the past. Commissioners requested more time to research the proposal. Commissioner Denhart, noted the criteria for rezoning A-1 land and that all of those criteria will have to be noted. Chairman Cook also noted that it is conforming A-1.
   Five residents, spoke about the project. Many were seeking clarification about how the applicant's intentions for splitting up the land and if the associated access points would impact their property line and future plans for their land. Much of the discussion was related to the access points and any associated setbacks. The commissioners explained that with the access points already existing, the setbacks would not change for the homeowners who were concerned. A resident also asked if they were planning for overhead or below ground for their electrical and internet access. The common ending statement was that the residents would much rather see a homestead and one family owner on the property than a subdivision or apartments. The applicant was given time for a rebuttal, they added that their hope is to also lease out some of the land and have that area farmed in each separated parcel. Chairman Cook, also reminded the audience that at this time, the applicant is only asking for a rezone. They will have to come back before the Planning Commission to seek approval of a land separation and certified survey map to move forward with their plans.
   This Request was tabled to decision making meeting.

3. Other Business & Public Comments
   None at this time

4. Adjourn
   Motion made by Commissioner Smith to adjourn.
   Seconded by Commissioner Jahner.
   Motion passed unanimously.

Respectfully Submitted,
Jennifer Olson
Planning Commission Secretary
August 09, 2024 Revised for approval October 3, 2024 as discussed in October 2, 2024 Planning Commission Meeting.

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