Town of Troy Planning Commission
N8870 Briggs Street, East Troy, WI 53120
Planning Commission Meeting Minutes – Wednesday, May 7, 2025

The meeting was called to order by Chairperson Jerry Arntson at 7:00 p.m.

Roll Call was conducted, and the following members were present: Chairperson Jerry Arntson, Vice Chairperson Brett Knorr, Jeff Gepfert, Chaz Self, Tristan McNamara and Secretary Bernadette Janiszewski. John Kendall and Joel Jenswold were absent.

Public in Attendance: John Kojis, Megan McNamara

Pledge of Allegiance

Verification of Proper Posting

Review/Approval of Meeting Minutes
Motion: (Arntson/Gepfert) To approve the minutes from the April 28, 2025 meeting. 5 ayes, motion carried.

Old Business – Public Hearing

a. OneEnergy Development, LLC is applying for a Conditional Use Permit with the Town of Troy and Walworth County for the Honey Creek Solar Project. Honey Creek is a proposed 6-Megawatt solar generation facility. The applicant intends to start construction in the spring of 2026, pending receipt of all required permits and approvals. The project is located on approximately 30 acres of parcel # LT 2100006A located at W4009 Hwy 20.

   Motion: (Gepfert/Arntson) To recommend to the Town Board that they approve the conditional use of the Honey Creek Solar Project located on parcel # LT2100006A, W4009 Hwy 20, paying special attention to everything listed on the Conditions of Approval – Town of Troy Plan Commission presented by OneEnergy and reviewed at this meeting. 4 ayes, 1 no, motion carried.

b. Application Submission Dates

   Motion: (Arntson/McNamara) To establish submission deadlines for all planning commission applications. Applications must be submitted to the Planning Commission Secretary 14 calendar days prior to the scheduled meeting at which the request will be on the agenda. 5 ayes, motion carried.

New Business

a. Planning Commission Application Forms

   Motion: (Arntson/Gepfert) To accept the proposed new forms for the Rezone Application, Conditional Use Permit Application, Comprehensive Plan Map Amendment, Petition for Variance, Plat Review Application, Lot Line Adjustment Application, and the Application for Separation of Farm Structures From Farmland as the planning commission forms. 5 ayes, motion carried.

Motion: (Arntson/Knorr) To ask the Planning Commission Secretary to add the newly approved forms to our website so they are available on-line and able to be downloaded by our residents. 5 ayes, motion carried.

b. Review of the Town of Troy Planning Commission Ordinance

Motion: (Knorr/Self) To make a recommendation to the Board that they revise the planning commission ordinance so that the planning commission performs an annual accuracy and consistency review of planning commission documentation. 5 ayes, motion carried.

c. Nominations and Elections to Elect a Vice-Chairman for a One-year Term

Motion: (Arntson/Gepfert) To elect as Vice Chairman Brett Knorr. 5 ayes, motion carried.

Walworth County Zoning Decisions - Including Board of Adjustment Decisions and Correspondence; Other Correspondence:
None

Planning Commission Member to Report to Town Board
Tristan McNamara

Next Meeting Date
June 4, 2025 – 7:00 p.m.

Adjourn
Motion: (Arntson/Knorr) To adjourn. 5 ayes, motion carried.

Meeting adjourned at 7:57 p.m.

Submitted by:
Bernadette Janiszewski
Planning Commission Secretary

Chairperson, Jerry Arntson