Town of Troy Planning Commission
N8870 Briggs Street, East Troy, WI 53120
Planning Commission Meeting Minutes – Wednesday, September 2, 2026

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

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

Public in Attendance: Braeden DuMond, Nolan Stumpf, Claire Finucane, John Starck, Krista Drummond, Lisa Scharbach, Chad Scharbach, Cheryl Chapman, Steven Chapman Jr, Steven Chapman Sr, Tracey Raymond, Doug Marconnet

Pledge of Allegiance

Verification of Proper Posting

Review/Approval of Meeting Minutes

Motion: (Arntson/Jenswold) To approve the minutes of the August 5, 2026 meeting. 7 ayes, motion carried.

Old Business

a. Residential Planning
No Action Taken

b. Data Centers
No Action Taken

New Business

a. OneEnergy Development, LLC is applying for a Conditional Use Permit with the Town of Troy and Walworth County for the Nature Bluff Solar WI Project. Nature Bluff is a proposed 5-Megawatt dual-use solar facility. Property owners are Cheryl and Steven Chapman. The property is located at N9017 Nature Rd, East Troy and is identified as Tax Key # LT1000010. Description: PT SE 1/4 SEC 10 T4N R17E DESC AS: COM E 1/4 COR SEC 10, S0D03'07"E 895.24' TO POB, S0D03'07"E 809.98', N89D07'30"W 313.22', S0D03'E 424.18', S89D43'53"W 150', N89D04'30"W 91.91', N13D18'41"W 51.44', S87D27'46" W 92.76', S70D11'08"W 235.39', S44D41'22"W 201.78', N0D04'26" W 108.95', N88D26'23"W 297.43' N0D18'32"W 1303.94', S89D20'53"E 1326.41' TO POB. PER DOC. #329953

Motion: (Arntson/Kendall) To schedule a public hearing for the OneEnergy Development LLC to present their plan for the Nature Bluff Solar Project and to allow residents to speak at the hearing on September 23, 2026 at 7:00 p.m. 7 ayes, Motion carried.

Walworth County Zoning Decisions - Including Board of Adjustment Decisions and Correspondence; Other Correspondence:

Petition for Variance by James and Mary Haraldsen as owners and applicants. The property is located at N9649 Hilltop Drive, East Troy and is identified as Tax Key # LK 00018. Description: LOT 18 BLK 1 KETTLE MORAINE ESTATES. Denied by the Walworth County Board of Adjustment

Public Comments:

John Starck spoke on data centers and solar projects.
Chad Scharbach spoke on the solar project.
Lisa Scharbach spoke on the solar project.
Doug Marcannet spoke on the solar project.
Krista Drummond spoke on the solar project.

Planning Commission Member to Report to Town Board
None

Adjourn

Motion: (Arntson/Gepfert) To adjourn. 7 ayes, motion carried.

Meeting adjourned at 8:24 p.m.

Jerry Arntson
Chairman, Planning Commission

Bernadette Janiszewski
Planning Commission Secretary