

TOWN OF EAST TROY PLANNING COMMISSION MINUTES
March 15, 2023 at 6:30 P.M.

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

Chairman Cook explained the procedure of the proposal and explained that this Commission operates on a split meeting format and this is the Decision-Making portion of the Planning Commission Meetings. The commissioner's will receive any new documentation from the petitioner or their agent, and then have a discussion to reach a decision by the Commission at large. All comments need to be addressed to the commission and not the applicant.

1. Motion by Commissioner Wucherer, to approve the March 1, 2023 minutes as presented.
Seconded by Commissioner Denhart
Motion passed unanimously.

2. **CONDITIONAL USE Request**
N8416 County Road ES
East Troy, WI 53120
Parcel No: P ET 2100004D
James and Natalie Chesebro, Owner/Applicant

James Chesebro provided a site plan, created by V2G Surveying to the Commission at this time further outlining the size and placement of each container that would be included in this Conditional Use Request. The Commissioners stated that this answered all questions that they had regarding this request. Commissioners had discussion regarding the contents of the containers and if they felt this should be outlined, the consensus was that the site plan outlined the contents in as much detail as needed for this request.

Motion by Commissioner Gordon to approve the Conditional Use Request as presented in the V2G site plan dated 3-13-2023.

Seconded by Commissioner Wucherer
Motion passed unanimously.

3. VARIANCE Request

Vacant Lot, Austin Road

East Troy, WI 53120

Parcel No: P ET 700010 A1 SECTION (SE) 7-4-18

Scott Weidner, Owner/Applicant

Scott Weidner provided a site plan, created by Stack Design Group, as requested by the Commissioners at the March 1, 2023 meeting. The Commissioners stated that the site survey painted a clearer picture of what the proposed footprint will be. The outline of the deck was also clear and almost fully within the 75-foot setback. Commissioner Smith did some research into shoreline setback updates that were done within the Board of Adjustment, Walworth County. Based on his research, with the one neighboring property at 54 feet and the other at 100 feet it would disqualify this request from shoreline averaging, leaving the question to be whether or not this then qualifies as a hardship. Commissioner Dynek also researched road sizes and placement as that was discussed in the March 1, 2023 meeting. His research showed that the roadway width and placement should have no bearing to the shoreline setback. It is common for roads around the lake to be 12 feet. Commissioner Wucherer discussed the three step criteria used to discern hardship. 1. Unique property limitations, have been demonstrated. 2. Public Harm, is not an issue here. 3. Unnecessary Hardship, which he states does not seem to have been demonstrated in this request. The commissioners did agree that they feel that there are other layout options for this property that would be able to fit within the setbacks and meet the square footage requirements. Commissioner Smith stated that it is difficult for him to see a hardship warranting the three-point encroachment of the shoreline setback of the proposed footprint.

Motion by Commissioner Smith, to deny the Variance Request as presented in the Stack Design Group, site plan.

Seconded by Commissioner Dynek

Motion passed unanimously.

4. Other Business & Public Comments

None at this time

5. Adjourn

Motion made by Commissioner Wucherer to adjourn

Seconded by Commissioner Denhart

Request to adjourn was approved unanimously

Respectfully Submitted,
Jennifer Olson
Planning Commission Secretary
March 16, 2023