

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, May 12, 2020 – 7:30 P.M.

Place: Town of Trenton Hall, 1071 Highway 33 East, West Bend, WI 53095

Prior to the Plan Commission Meeting, the meeting notice was properly posted.

Gonnering asked those in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:34 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

Present: Chairman Joe Gonnering, Ray Werhand, Bob Roden, Jerry Carmody, Scott Schweizer, Alternate Tony Thoma, Zoning Administrator Barbara Davies. Excused: Dennis Kay, Joan Baumgartner.

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

Scott Schweizer noted that the numbering of the agenda items needs correction: after #16, the numbering drops to #11, 12, and 13. The numbers should be sequential: 16, 17, 18, 19. It was moved by Ray Werhand and seconded by Jerry Carmody to approve the agenda with the correction of the numbering of the agenda. Voting in favor: 5. Opposed: 0.

Approve the Minutes of the March 10, 2020 Public Hearing; March 10, 2020 Plan Commission Meeting:

It was moved by Bob Roden and seconded by Ray Werhand to approve the Minutes of the March 10, 2020 Public Hearing and Plan Commission meeting. Voting in favor: 4. Opposed: 0. Abstain, not present at either meeting: 1.

Architectural Approval, New Home, Jamestown Lot 100, 6992 Barney Court:

Erv and Kathy Mierow were present and presented a drawing of the home they propose to build, and the colors that will be used. Following review, it was moved by Jerry Carmody and seconded by Bob Roden to approve Mierows' plans. Voting in favor: 5. Opposed: 0.

Architectural Approval, New Home, Jamestown Lot 99, 6988 Barney Court:

Gene and Janet Salzman were present for review of their plans. Following review, it was moved by Scott Schweizer and seconded by Ray Werhand to approve Salzmans' plans. Voting in favor: 5. Opposed: 0.

Preliminary Land Division Consultation, Michael Wirth, 988 Knollwood Road:

Wirth handed out copies of a proposed land division of approximately 5-6 acres from a parcel located at 988 Knollwood Road. The 5-6 acre parcel would be sold to an adjoining property owner. Wirth discussed his plans at length with the Plan Commission. The current access to the parcel from which the 5-6 acre parcel will be divided is only 100XXX feet. Wirth was advised that the driveway corridor to serve the remainder of the parcel must be at least 66' wide. Wirth said

he would make sure of the distance between the acreage to be divided off and the access to the remainder of the parcel. Wirth asked to be scheduled for the June Plan Commission Meeting for preliminary Certified Survey Map review. No action taken.

Sign Recommendation, A Fairway Storage, 1155 STH 33 East:

Luke Weber, owner, presented a number of graphics to illustrate the sign designs he is considering. Weber asked about the possibility of putting a sign on the fence at his location. He is also waiting to hear from WisDOT about the possibility of getting a permit for a pole sign. Weber will return to the June Plan Commission Meeting when it is expected that WisDOT will have responded to the pole sign request. No action taken.

Landscape Plan Approval, A Fairway Storage, 1155 STH 33 East:

Luke Weber handed out copies of his landscape plan. Following review, it was moved by Scott Schweizer and seconded by Jerry Carmody to approve Weber's landscape plans for A Fairway Storage. Voting in favor: 5. Opposed: 0.

Preliminary Certified Survey Map Approval, Ron Champeny:

Champeny has decided not to proceed with his land division at this time. No action taken.

Section 380-20(H)(2) – R-4 Zoning, Side Yard Setback:

The current side yard setback in R-4 zoning is ten (10) feet. R-4 zoning has been assigned to residential properties in the Scenic Drive Sanitary District. A resident on Scenic Drive, Gary Staral, has asked if the Plan Commission would recommend a change in the R-4 Zoning District to a five-foot side yard setback. Staral would like to construct an addition to his existing attached garage but cannot meet the 10' setback required for that addition. The Plan Commission discussed the request. The Plan Commission was not in favor of changing the 10' setback.

Chairman Gonnering asked that Agenda Item 17, Questions and Comments, be considered at this time.

Roland Gauger presented a drawing of a possible division of his property. A flag lot would be part of the proposal. Rezoning could be required. The Plan Commissioners advised Gauger that a flag lot would be considered as part of a division of his property.

Section 174-19(A)(7) – Pavement Materials for Driveways, Concrete in the Road Right-of-Way:

Chairman Gonnering asked for comments on the current driveway standards. Current standards do not permit concrete in the road right-of-way, so the final 10' of driveway surface cannot be concrete. Some recently installed driveways are surfaced entirely in concrete. Gonnering noted no plow incidents or damage to Town equipment that he is aware of. The consensus of the Commissioners was to leave the current ordinance as is, no concrete in the road right-of-way.

Elect Vice Chairperson of the Plan Commission:

It was moved by Bob Roden and seconded by Ray Werhand to nominate Scott Schweizer Vice Chairperson of the Plan Commission. Voting in favor: 5. Opposed: 0.

Recognize Tony Thoma as Alternate Member Plan Commission:

Chairman Gonnering introduced Tony Thoma, the newly appointed alternate member of the Plan Commission.

Reports:

Barb Davies reported that building and zoning has been busy. Eight new home permits have been issued since January 1, 2020.

Chairman Gonnering had nothing further to report.

Questions and Comments:

Discussed earlier in the Agenda.

Review of any correspondence received:

None.

Adjournment:

It was moved by Jerry Carmody and seconded by Bob Roden to adjourn the meeting at 9:08 P.M. Voting in favor: 5.

Opposed: 0.

Respectfully submitted,

Barbara J. Davies

Clerk of the Plan Commission

Affidavit of Posting: These Minutes were posted at the Town of Trenton Town Hall Bulletin Board on Friday, May 29, 2020. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its June 9, 2020 Meeting.