

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, June 9, 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 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

It was moved by Bob Roden and seconded by Joan Baumgartner to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the May 12, 2020 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Scott Schweizer to approve the Minutes of the May 12, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Certified Survey Map – Brian Buckman:

The Plan Commissioners reviewed the Map and the Town Engineer's Comments. It was moved by Joan Baumgartner and seconded by Tony Thoma to recommend approval of the Map contingent on incorporating the engineer's corrections into the map. Voting in favor: 6. Opposed: 0.

Preliminary Certified Survey Map Review – Michael Wirth:

The Commissioners reviewed the map. Rezoning will be required as the property to be divided will be purchased by neighbors and merged with the neighbors' property (zoning CES10). The Plan Commissioners advised Wirth to move ahead with the rezoning hearing and submission of a Certified Survey Map for the July 14, 2020 Plan Commission meeting.

Preliminary Land Division Review, Preliminary Certified Survey Map Review – Jeremy Frank:

The Plan Commissioners reviewed the Map. The Engineer's comments have not yet been received. Frank proposes to create an outlot immediately behind his residence on Terry Jak Drive. The Commissioners discussed the outlot proposal with Frank's surveyor, Don Thoma.

Following discussion, it was moved by Scott Schweizer and seconded by Bob Roden to recommend approval of Frank's Certified Survey Map contingent on incorporation of any engineer's corrections into the map. Voting in favor: 6. Opposed: 0.

Sign Recommendation – A Fairway Storage, Luke Weber:

Luke Weber explained that state regulations for a sign on a state highway say that the sign can't be taller than the business building; can't be in the right-of-way; and can't overhang the fence, among other provisions. Weber proposes a sign 12' tall, 4' X 8', two sided. It was moved by Scott Schweizer and seconded by Joan Baumgartner to approve Weber's sign proposal for A Fairway Storage, 1155 STH 33 East. Voting in favor: 6. Opposed: 0.

Sign Recommendation – Elderberry Farms, LLC - Billie Rathke, Barn Weddings:

Rathke handed out copies of her proposed sign, an antique headboard that will say "Elderberry Farms LLC" on both sides. The sign will be 60.5" wide by 43" high. Illumination will be solar LED lighting. It was moved by Dennis Kay and seconded by Bob Roden to approve the signage. Voting in favor: 6. Opposed: 0.

Preliminary Plan Discussion and Review – 2-acre lot in the Industrial Park, Dennis Simniok, DMD Trucking:

Simniok explained that he is looking at a 2-acre lot for sale in the Park, and would be building a small shop to work on his trucks. DMD Trucking currently operates its business from a location on the corner of Cal Drive and CTH NN. Simniok asked that permitted uses in zoning district M-1 be amended to specifically include "trucking" as a permitted use.

Simniok then asked what the status is on paving the road, specifically Lor Drive. Chairman Gonnering answered that the roads in the Industrial Park are all private roads. Discussion followed.

Section 380-20(H)(2) - R-4 Zoning, Request for a change in the Side Yard Setback:

Barb Davies handed out copies of the section of the Town Zoning Map including Scenic Drive, the only district in the Town with R-4 zoning (single family sewer). The current side-yard setback is 10'. Gary Stalar has requested a change to a 5' side yard setback to allow him to enlarge his existing attached garage. Scott Schweizer said that he is not in favor of changing the zoning for just one person. Ray Werhand agreed with Schweizer. The Plan Commissioners discussed the request with Stalar. Dennis Kay asked Stalar if he could buy additional footage from a neighbor. Joan Baumgartner also said she was not in favor of a change. No action taken.

Reports:

Barb Davies reported that zoning and building have been busy.

Chairman Gonnering reported lots of ditching work on S. Church Road. Gonnering reported that Jerry Carmody has resigned from the Plan Commission due to health concerns. Gonnering has asked Tony Thoma, formerly an alternate member, to serve as a regular member of the Plan Commission.

Questions and Comments:

Dennis Kay asked what the status was on removal of the shed in the front yard on Maple Road.

Ray Werhand asked for an update about the possibility of a cider business on CTH I. Werhand also asked about the status of the cleanup of an accumulation of junk on CTH I.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:34 P.M. Voting in favor: 6.

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, June 12, 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 July 14, 2020 Meeting.