

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, July 14, 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 Dennis Kay and seconded by Joan Baumgartner to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the June 9, 2020 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Dennis Kay to approve the Minutes of the June 9, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Approve Resolution Z2020-07-01, Rezoning, 988 Knollwood Road:

It was moved by Joan Baumgartner and seconded by Ray Werhand to approve Resolution Z2020-07-01, recommending approval of the rezoning petition of Elizabeth Wirth and Kristin Eickhorst. Voting in favor: 6. Opposed: 0.

Certified Survey Map Recommendation, Wirth/Eickhorst:

It was moved by Joan Baumgartner and seconded by Scott Schweizer to recommend approval of the Certified Survey Map with the requirement that corrections 1 and 2 from the Town Engineer be incorporated into the map; and that item 3, requirement for soil borings, be waived as this parcel will be attached to a parcel with an existing residence and septic system. Voting in favor: 6. Opposed: 0.

Approve Resolution Z2020-07-02, Amending 380-27(B) and 380-107(L)(10), Town Code of Ordinances:

Joan Baumgartner asked for the following correction to the proposed amendment of Section 380-107: add the words “and roadways” after the words “neighboring properties” in proposed section 380-107(L)(10)(6)e. It was moved by Dennis Kay and seconded by Tony Thoma to approve Resolution Z2020-07-02 with Baumgartner’s correction. Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation - John Peters:

Peters presented plans for eight lots to be created by Certified Survey Map. The Plan Commissioners discussed the plans with Peters and advised him to proceed with a Certified Survey Map.

Architectural Approval, Landscape Design Approval, Outbuilding in CES-10 – Timothy Brader:

It was moved by Scott Schweizer and seconded by Bob Roden to approve Brader's building and landscape plans as presented. Brader is required to remove a canvas outbuilding when this new building is completed. Voting in favor with the stipulation that the canvas building be removed: 6. Opposed: 0.

Addition of New Conditional Use to CES-10 zoning – Hard Cider Processing and Canning:

Alec Steinmetz explained to the Commission that he was once again seeking a conditional use permit to operate a hard cider canning and processing business at 1130 Decorah Road. Steinmetz said that he had been unaware that a Town permit was needed to do that. Tony Thoma asked about the current status of the business, operations, storage, etc. at the site. Ray Werhand asked if any required permits for the electrical work had been taken out. Alec answered that he was only using what was already there. Scott Schweizer asked about heating. Steinmetz answered that he is using space heaters. Joan Baumgartner said that she would not necessarily be opposed to an additional conditional use in CES-10 if the right restrictions and conditions could be incorporated into the conditional use. Ray Werhand disagreed, stating that he did not see this as a conditional use fitting in CES-10 zoning. Bob Roden asked if this was Alec's sole livelihood, and Steinmetz said he currently works a part-time job while trying to get this business off the ground. The Plan Commissioners asked numerous questions about the operation of the business and the volume of hard cider currently being produced.

Barb Davies said she did not know specifically what conditions could be put in a conditional use permit and would like to confer with Town Attorney Tim Schoonenberg before an ordinance amendment is drafted. Bob Roden was in favor of forwarding the main points of discussion to Tim for advice. The Plan Commissioners agreed that "manufacturing" is not a use that should be permitted in CES-10, meaning that the cider processing would need to be narrowly defined. Davies will follow up and report back in August.

Comments and Questions – Moved from Agenda Position 14 to #13, Prior to Reports:

Vitaliy Godlevsky presented plans for remodeling a cottage currently on his property. Godlevsky was advised to proceed with a land division Certified Survey Map to create a separate parcel for the cottage.

Dennis Kay asked about a pool at Blue Lotus; how many unrelated people can occupy a residence; and how long it takes to get the wheel on a garbage cart fixed. One of his neighbors reports a 5-week wait for a garbage cart repair; one reports numerous people who seem to be living at a home in the neighborhood.

Reports:

Barb Davies reported that building and zoning have been busy.

Joe Gonnering reported that a stop work order was issued to a resident doing work on a home without a permit. Inquiries have been received re: land divisions.

Joan Baumgartner asked if the Town's ordinances could be changed to define the "front yard" of a property as the side that faces the road or the designed front of the house. Town ordinances define the front yard as the side that faces the road unless the property has lake or river frontage. In that case, the front yard is the side of the house that faces the river/lake.

Dennis Kay asked about Plan Commissioner training. Barb Davies will check on it.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Scott Schweizer to adjourn the meeting at 9:05 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, July 17, 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 August 11, 2020 Meeting.