

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, March 9, 2021 – 7:30 P.M.

Place: 1071 Highway 33 East, West Bend, WI 53095

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

Chairman Joe Gonnering invited 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: Ray Werhand, Bob Roden, Dennis Kay, Tony Thoma, Joan Baumgartner; Scott Schweizer joined virtually via call-in; Zoning Administrator Barbara Davies, Chairman Joe Gonnering.

Town Board Supervisors in Attendance:

Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

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

Approve the Minutes of the February 9, 2021 Plan Commission Meeting, Minutes from the February 9, 2021 Public Hearing:

It was moved by Dennis Kay and seconded by Ray Werhand to approve the Minutes of the February 9, 2021 Plan Commission Meeting, and the Minutes of the February 9, 2021 Public Hearing with the following correction to the Public Hearing Minutes: the Chairman should be listed as Joe Gonnering. Voting in favor: 6. Opposed: 0.

Architectural Approval, Small Accessory Building ADA Accessible, Blue Lotus Farm:

At 100 square feet, architect Chris Love of Ramlow Stein Architects has notified the Town that state-approved plans are not required. Dennis Kay asked Jacqueline Janz, Executive Director of Blue Lotus, a question about electrical wiring. Following review of the plans, it was moved Joan Baumgartner and seconded by Dennis Kay to grant architectural approval of the building. Voting in favor: 6. Opposed: 0.

Concept Plan Review Prior to Submission of Preliminary Plat, Curt and Nancy Scheunemann:

Scheunemanns plan to submit a plat of lots of the northern section of a property they have been developing within the next few months. Surveyor Don Thoma told the Plan Commission that the drawing presented at this meeting may change as stormwater issues and road design move forward. The Commissioners reviewed the preliminary drawing – no action taken.

Architectural Approval, Storage Units – Humble Huts Inc., 2164 CTH NN:

Matt Yogerst, owner of Humble Huts Inc., has a Public Hearing scheduled for April 13, 2021. Humble Huts has applied to divide the residence located at 2164 CTH NN from the remaining acreage. The land division would be accompanied by a rezoning of the residential parcel to R3; the balance of the property would remain in M1 zoning. Yogerst plans to construct storage units on the non-residential parcel. The Plan Commissioners reviewed an email picture of the storage buildings Yogerst will apply to construct. No approval action was taken on the building design. The Plan Commissioners asked that the scaled drawings of the full project with landscaping be submitted for approval after the land division and rezoning.

Certified Survey Map Recommendations, Edna Peters Trust:

Chairman Gonnering read Engineer Burt Naumann's comments and recommended corrections for each of the two maps submitted. Following discussion, it was moved by Ray Werhand and seconded by Dennis Kay to table approval recommendations to the Plan Commission meeting of April 13, 2021. Voting in favor: 6. Opposed: 0.

Architectural Approval, New Homes, Lots 95 and 96, Jamestown Condominiums:

It was moved by Joan Baumgartner and seconded by Dennis Kay to issue architectural approval for the homes proposed for lots 95 and 96 on Barney Court, Jamestown Condominiums. Voting in favor: 6. Opposed: 0.

Architectural Approval, Shed in CES-5 Zoning, Shelly & Rob Rollins:

Shelly and Rob Rollins presented their plans for a shed they hope to construct on their property on CTH Y. The Plan Commissioners discussed the plans with the Rollins. Per Town ordinances, sheds in CES-5 zoning must be placed in the rear yard of the residence. The Town interprets "front of the residence" as the side of the residence that faces/has frontage on a Town road. Rollins has applied to place the shed in the front yard. There is a small shed on the property that would be removed. Questions were asked by Joan Baumgartner and Dennis Kay regarding possible alternate locations for the shed. Discussion followed. The Rollins home is about 900 feet off the road. Shelly Rollins indicated that they feel they have unusual lot characteristics that may allow them to get a variance for placement of the shed. The Plan Commission must deny the placement to allow Rollins to file for a variance. It was moved by Ray Werhand and seconded by Tony Thoma to deny placement of the proposed shed in the front yard as applied for at this meeting. Voting in favor: 6. Opposed: 0. As to the size and architectural design of the proposed building itself: the Plan Commission expressed approval for the submitted design, but the placement of the shed will need to be decided by the Board of Appeals.

Reports:

Barb Davies reported that building and zoning have been busy.

Chairman Gonnering reported that Public Works has also been busy. There have been no garbage complaints in the last two weeks. Gonnering reported that he, Supervisors Doerr and Esselmann, and Clerk Cindy Komro had a good meeting with a representative of Waste Management.

Dennis Kay noted that there have been spots of oil on the road after garbage/recycling collection.

Supervisor Esselmann reported that a business that had been seeking a permit for operations on Decorah Road may have relocated to Milwaukee.

Ray Werhand asked about a business displaying a sign that indicates it may be located on CTH NN.

Questions and Comments:

None.

Review of Any Correspondence Received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:54 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, March 12, 2021. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its April 13, 2021 Meeting.