

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, April 10, 2018 – 7:30 P.M.

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

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

Plan Commission Chairman Joe Gonnering asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Chairman Gonnering called the meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Approve the Agenda:

It was moved by Joan Baumgartner and seconded by Ray Werhand to approve the Agenda for the meeting.

Voting in favor: 5. Opposed: 0.

Approve the Minutes of the March 13, 2018 Plan Commission Meeting:

It was moved by Jerry Carmody and seconded by Bob Roden to approve the minutes of the March 13, 2017 Plan Commission Meeting. Voting in favor: 5. Opposed: 0.

Discussion/Possible Action re: Architectural Approval, New House, Lot 23, Jamestown Condos:

Sandy Koziol of Sandstone Homes presented the plans for a home for Lot 23. It was moved by Joan Baumgartner and seconded by Scott Schweizer to approve the plans presented for Lot 23. Voting in favor: 5. Opposed: 0.

Discussion/Possible Action re: Preliminary Land Division Concept Plan, Robert Dvorak, 5587 School Road:

Dvorak presented a concept drawing of a possible land division of his property. Dvorak proposes to split off a 3.46-acre parcel from his property at 5587 School Road. Discussion followed on the plans, including the possibility of enlarging the 3.46-acre parcel to 5 acres by including some additional land with the parcel. Dvorak will return with final plans. Rezoning will be required.

Discussion/Possible Action re: Request for Larger Shed Sizes in Country Estates (CES10) Zoning - Marcus Gee: Mr. Gee, owner of a home on Decorah Road, had asked about the possibility of larger sheds in CES10 zoning at a Plan Commission Meeting late in 2017. Gee has asked for further consideration of a possible increase in size from the 1600-square feet currently allowed by ordinance. Lengthy discussion followed on the issue, noting problems with larger buildings, pluses for larger buildings. Bob Roden was not in favor of Conditional Use Permits, suggesting that the current ordinance be changed to say that the permitted shed size can equal the square feet of living area of the home. Scott Schweizer suggested architectural review if an increase to SFLA is allowed. Joan Baumgartner and Ray Werhand were not in favor of increasing the size currently allowed, 1600 square feet. The Commissioners were in favor of dropping the Conditional Use Permit idea as a way to control shed sizes/uses. The Commissioners asked for additional consideration of the size increase. The ordinance for CES10 could be rewritten, and additional restrictions could be added to the ordinance. Baumgartner suggested inviting Attorney Tim Schoonenberg to the May 8 Plan Commission Meeting to continue this discussion. No action taken – discussion will continue at the May 8 meeting. Davies will contact Attorney Schoonenberg about attending the meeting.

**Reports:**

Barbara Davies reported on a preliminary Certified Survey Map submitted several months ago.

Chairman Gonnering had nothing further to report.

**Questions and Comments:**

Dale Skinkis, Decorah Road, explained a proposal to divide a small piece from an adjoining parcel and merge it with his lot. The Plan Commission discussed the proposal and advised Skinkis to proceed with a Certified Survey Map. Rezoning will be required.

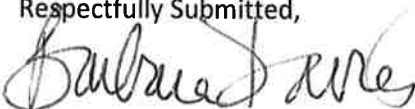
**Review of Any Correspondence Received:**

None.

**Adjournment:**

It was moved by Scott Schweizer and seconded by Jerry Carmody to adjourn the meeting at 9:05 P.M. Voting in favor: 5. Opposed: 0.

Respectfully Submitted,



Barbara Davies

Clerk of the Plan Commission

Affidavit of Posting: These Minutes were posted at the Town of Trenton Town Hall Bulletin Board on Friday, April 27, 2018. Barbara J. Davies, Clerk of the Plan Commission Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its May 8, 2018 Meeting.