

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, July 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 7:35 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

Present: Ray Werhand, Scott Schweizer (arrived after the start of the meeting), Bob Roden, Jerry Carmody, Dennis Kay, Chairman Joe Gonnering, Zoning Administrator Barbara Davies. Excused: Joan Baumgartner.

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Approve the Agenda:

It was moved by Jerry Carmody and seconded by Ray Werhand to approve the Agenda for the meeting. Voting in favor: 4. Opposed: 0.

Approve the Minutes of the June 12, 2018 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Jerry Carmody to approve the Minutes of the June 12, 2018 Plan Commission Meeting with the following addition: Scheunemanns are residents of Farmington, not Trenton. Voting in favor: 4. Opposed: 0.

Preliminary Land Division Consultation, 1105 Wallace Lake Road, James Esselmann:

Jeff Esselmann explained that his father James Esselmann wants to split off one acre with the house, garage, and small smokehouse to sell to his grandson. Esselmann handed out maps showing the proposed division. Setbacks can be met, but inclusion of the smokehouse with the proposed division exceeds the square feet of outbuildings allowed on a 1-acre property. Discussion followed. Overages of several hundred feet have been allowed on several other land divisions. Chairman Gonnering pointed out that if either the garage or smokehouse is damaged/destroyed/burned down, it could only be built to the currently-allowed square footage for outbuildings. Discussion followed, with the conclusion by a majority of the Commissioners that the outbuildings can remain. Dennis Kay and Ray Werhand were not in favor of allowing the buildings to remain at several hundred feet over the outbuilding limit in R-1 zoning. Dennis Kay asked if the Town's 2050 Plan is effective since the County plan is not complete. The Town's plan is complete and effective. Esselmann was advised to proceed with further mapping of the division. A 2050 Plan Amendment and a rezoning will be required.

Scott Schweizer arrived at the meeting.

Dennis Kay then asked what happens when this property is sold again and the farm buildings go to someone else. Joe Gonnering said that the building setbacks are met. Discussion followed.

Preliminary Discussion, Conditional Use Permit for Mini-Storage Buildings in B-2 Zoning, Luke Weber:
Luke Weber had prepared a complete application package for the conditional use permit. Weber discussed the appearances of the buildings with the Commissioners. Weber stated that he wants to make sure that the side of the buildings that faces 33 is attractive. The Commissioners asked various questions about the proposed use. No outside storage will be allowed. A Public Hearing will be required prior to approval of the Conditional Use Permit. Davies will prepare the Public Hearing notice with the hearing scheduled prior to the August 14, 2018 Plan Commission Meeting.

Review CES-10 Survey Responses:

The Commissioners discussed the survey results. A majority of respondents were in favor of allowing larger outbuildings than the 1600 square foot buildings currently allowed under the CES10 ordinances.

Andrew Docksey asked about the setback for an attached garage for his property.

Permitted Shed Sizes in CES-10 Zoning:

Based on the survey results, the Commissioners were in favor of considering an ordinance amendment to allow larger outbuildings. The Commissioners discussed the process. Davies will prepare a beginning discussion draft for the August 14 Plan Commission Meeting. Two topics to be discussed August 14: architectural approval standards; whether parcels larger than 10 acres but zoned CES10 should be able to have incrementally larger outbuildings than 2400 square feet.

Washington County Bike Plan:

Supervisors Jeff Esselmann, Ed Doerr and Chairman Gonnering Joe will cover the meetings. The County will be asking if the Town will be involved or not.

Reports:

Barbara Davies reported an interesting tour of a local business. The next Plan Commission meeting date is August 14, which is Election Day; the Plan Commission Meeting will be held in the shop.

Joe Gonnering reported that the Paradise Drive paving is completed. The finish lift is scheduled for 2019. The speed limit will not be increased, and is staying at 35. Shouldering work will be done on Trenton Road this week.

Dennis Kay reported attending a County 2050 Plan meeting two weeks ago; the goal is for a November completion of the County Plan. The next meeting is September 2018.

Questions and Comments:

None.

Review of Any Correspondence Received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Jerry Carmody to adjourn the meeting at 9:13 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, July 20, 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 August 14, 2018 Meeting.