

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, Dec 11, 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.

Pledge of Allegiance:

Chairman Gonnering asked those in attendance to join in reciting the Pledge of Allegiance.

Call to Order:

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

Affidavit of Posting:

Gonnering read the affidavit of posting, noting that the meeting agenda had been properly posted. Gonnering noted that the call sign for radio station WBKV/WMBZ has been changed. Barb Davies will check with Clerk Cindy Komro to get the new call sign.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Approve the Agenda:

It was moved by Ray Werhand and seconded by Jerry Carmody to approve the Agenda for the meeting. Voting in favor: 5. Opposed: 0.

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

It was moved by Dennis Kay and seconded by Scott Schweizer to approve the Minutes of the November 13, 2018 Plan Commission Meeting. Voting in favor: 5. Opposed: 0.

Preliminary Land Division Plans & Discussion – Dale and Carla Schneider:

No representative present. It was moved by Bob Roden and seconded by Ray Werhand to move Schneiders' land division discussion to the end of the Agenda in case a representative arrives. Voting in favor: 5. Opposed: 0.

Recommendation Approval, Resolution & Ordinance Z2018-12-01, Comprehensive Plan Amendment and Accompanying Rezoning, Robert and Sandra Dvorak:

It was moved by Ray Werhand and seconded by Jerry Carmody to recommend approval of Resolution & Ordinance Z2018-12-01. Voting in favor: 5. Opposed: 0.

Recommendation to the Town Board, Certified Survey Map Approval, Robert & Sandra Dvorak:

It was moved by Scott Schweizer and seconded by Dennis Kay to recommend approval of Dvoraks' Certified Survey Map. Voting in favor: 5. Opposed: 0.

Recommendation to the Town Board - Conditional Use Permit Application for Amendment of Existing Conditional Use Permit, Seoul Creek Farm, Courtney Fromm (tabled 11/13/18):

Barb Davies reported receipt of an email from Grota Appraisals, stating that information has been requested from the state regarding the status of horse show equipment under the state's personal property tax law.

Attorney Dan O'Callaghan introduced himself as Fromm's attorney. He provided the following information:

- The septic system serving the barn is legally attached to the approved/installed septic per Washington County.
- O'Callaghan handed out a horse show calendar as requested by the Commissioners.
- O'Callaghan handed out a letter from Josh Glass (Washington County) re: a Type B Access for the property proposed turnout lanes.

Gonnering asked several questions about show days, particularly in July and August. Courtney Fromm answered that the proposal is for two weekends each of those two months.

Scott Schweizer asked if the proposal is to increase from 12 to 31 show days per year, and Fromm answered that is what she is requesting.

Ray Werhand asked if the Fromm's property is 40 acres; Fromm confirmed that it is 40 acres. Werhand asked if these would be outdoor shows, and where they would be held. Fromm confirmed that they would be outdoor shows, using the two existing outdoor riding arenas. Fromm said she hopes to construct a third arena to the east of the existing arenas. Ray Werhand asked how many acres the arenas would use; Fromm estimated 5-7 acres would be impacted by the change in use.

Dennis Kay pointed out that the schedule handed out by O'Callaghan shows that traffic coming in to Fromm's property could be up to 90 cars, a lot in Kay's opinion. Discussion followed on the current usage vs. the proposed use. Kay stated again that that would be a lot of traffic coming off CTH NN.

Joe Gonnering asked if the proposed expansion constitutes a legal use. Barb Davies said there is still a question about whether the horse shows constitute a permitted or conditional use in EA Exclusive Ag zoning. Attorney O'Callaghan objected, stating that the Town Board had already found these uses to be permitted in EA zoning at the hearing held in 2017 before the Town Board.

Ray Werhand said that he was concerned that this is too intense of a use for this size of a parcel.

Scott Schweizer said he did not have a problem with the proposal. Bob Roden said he thinks horse shows are a proper use. Ray Werhand said that has read articles that claim that people are dumping their horses.

Scott Schweizer moved and Dennis Kay seconded the motion to table further discussion to the Plan Commission meeting of February 12, 2019 (Plan Commission does not meet in January). Voting in favor: 5. Opposed: 0.

Accessory Buildings and Non-Agricultural Accessory Buildings in EA Zoning Districts:

The Commissioners discussed the EA non-agricultural accessory buildings section of the EA ordinance. Barb was asked to research ordinances in other areas with large estate-type parcels and report back at the February 2019 meeting.

Conditional Uses in Town Ordinances:

The Plan Commissioners will review the Conditional Use Permit ordinances section by section in spring 2019.

Agenda item 7, Dale and Carla Schneider, Land Division Plans and Discussion:

No representative present. It was moved by Scott Schweizer and seconded by Jerry Carmody to table the discussion until Schneiders request another agenda appointment. Voting in favor: 5. Opposed: 0.

Barb Davies will send out a draft ordinance of the shed section in January; it will be discussed at the February 2019 Plan Commission meeting.

Joe Gonnering reported lots of calls from other municipalities re: the Town's Fire Department costs. The Town's annual cost currently comes to about \$111.07/house; with 4767 residents, about \$42.19/resident.

Dennis Kay reported that there will be a 2050 meeting at 4:00 on Thursday.

Joe Gonnering thanked Dennis Kay and Ray Werhand for serving on the County 2050 Plan Committee representing the Town of Trenton.

Questions and Comments:

None.

Review of and Correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Jerry Carmody to adjourn the meeting at 8:43 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 Tuesday, December 18, 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 February 12, 2019 Meeting.