

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, August 14, 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.

Due to the conflict with the Primary Election taking place in the Town Hall Meeting Room, the Plan Commission Meeting was held in the Town Hall shop.

Plan Commission Vice-Chairman Scott Schweizer stated that the flag was in the Town Hall Meeting Room and that the Commission and attendees would dispense with the Pledge of Allegiance.

Call to order:

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

Affidavit of Posting:

Schweizer read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Jerry Carmody to approve the Agenda for the meeting. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the July 10, 2018 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Ray Werhand to approve the Minutes of the July 10, 2018 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Discussion/Possible Action re: Architectural Approval, New House – 6922 Jamestown (Lot 33):

It was moved by Jerry Carmody and seconded by Dennis Kay to approve the design submitted for 6922 Jamestown (lot 33). Voting in favor: 6. Opposed: 0.

Discussion/Possible Action re: Architectural Approval, New House – 6914 Jamestown (Lot 35):

No representative present – no action taken.

Discussion/Possible Action re: Certified Survey Map Recommendation, Curtis & Nancy Scheunemann:

The Commissioners discussed the map. The property was originally proposed as a 14-lot subdivision, to be considered by subdivision plat for all 14 lots, but the owners have now decided to create four lots by Certified Survey Map. The remainder of the property will be submitted via subdivision plat at a future date. It was

moved by Jerry Carmody and seconded by Bob Roden to recommend approval of the map to the Town Board. Voting in favor: 6. Opposed: 0.

Discussion/Possible Action re: Certified Survey Map Recommendation, Bryant Sengpiel and Brandi Larson:
It was moved by Joan Baumgartner and seconded by Jerry Carmody to recommend approval of the map to the Town Board. Voting in favor: 6. Opposed: 0.

Discussion/Possible Action re: Sign Approval, Lakeshore Wellness, 1228 Highway 33, Lynn Gillian-Nowak:
Gillian-Nowak had provided color copies of the proposed sign, which will be mounted on the building (Trenton Business Center) above the door of her office. Dennis Kay pointed out that the sign is an unusual size – 12” by 12’. Gillian-Nowak added that this is the best that can be done with a sign that must be mounted on the building above the door. The words “Lakeshore Wellness” are going to be in much larger print than several other words on the sign. It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the sign as presented.

Discussion/Possible Action re: Conditional Use Permit Recommendation, Foursome Management inc. and Luke Weber, Co-applicants, Mini-Storage Buildings, 1155 STH 33:

The Commissioners reviewed the drawings and draft Conditional Use Permit submitted by Weber. Joan Baumgartner asked if the units would be enclosed by chain-link fencing. Weber answered that the buildings would be enclosed by chain-link fencing. Baumgartner asked about landscaping. The plans indicate hardscaping using stone. This building will be subject to architectural approval – the Commissioners asked that landscaping plans be required as part of the architectural approval of the storage units. It was moved by Joan Baumgartner and seconded by Dennis Kay to recommend approval of the Conditional Use Permit with the addition of the requirement that more detailed landscape plans be submitted as part of the architectural review process. Voting in favor: 6. Opposed: 0.

Discussion re: Update on Doman Land Division:

The division and size of the proposed lots is changing. A 2050 Plan Amendment and rezoning will now be required. No action taken.

Discussion/Continuing Work on Draft Ordinance Chapter 380-94, Accessory Buildings:

A wide-ranging discussion took place regarding the requirements that should be considered if larger outbuildings are to be permitted in CES10 Country Estates 10-acre minimum zoning. The Commissioners reviewed several suggestions for inclusion in the new ordinance. Architectural review will be required for all buildings in CES10, regardless of size or construction material. Discussion also centered on side-yard and rear-yard setbacks, currently 30 feet. Concern was expressed about the 30’ setback if a smaller lot is located next to a 10-acre lot with a large outbuilding. If a bathroom is proposed for the accessory building, it must be shown on the plans submitted for approval. Davies was directed to find out what the setbacks are in surrounding municipalities. This is a continuing discussion/work action topic – no action taken.

Reports:

Barb Davies reported on building activity in the Town.

Dennis Kay reported that the next County 2050 Plan Meeting has been scheduled for 11/8/18. There will be a County Bike Path meeting tomorrow, and a meeting of the manure group tomorrow evening. Kay will attend both meetings.

Questions and Comments:

Marcus Gee asked about the Act 10 report. That report was presented to the Town Board, not the Plan Commission.

Review of and Correspondence received:

None.

Adjournment:

It was moved by Jerry Carmody and seconded by Dennis Kay to adjourn the meeting at 8:52 P.M. Voting in favor: 6. 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, August 21, 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 September 11, 2018 Meeting.