

TOWN OF TRENTON

PLAN COMMISSION MEETING MINUTES

MAY 12th. 2009

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

The Plan Commission Chairman asked the audience in attendance to join him in the Pledge of Allegiance to the Flag

CALL TO ORDER

The Chairman called the meeting to order at 7:30 PM. on May 12th. 2009.

ROLL CALL

Joseph Gonnering, Dennis Kay, Matt Muckerheide, Kenneth Mastenbrook, Jeff Esselmann, Scott Schweizer, Mike Bykowski, and Joan Baumgartner.

APPROVE THE AGENDA

Joan Baumgartner made a motion to approve the agenda for May 12th. 2009 meeting.

Dennis Kay seconded the motion. All Members voted for the motion. Motion carried.

APPROVAL THE MINUTES

Scott Schweizer made a motion to approve the minutes of the April 14th. 2009 Plan Commission meeting as presented. Ken Mastenbrook seconded the motion. All Members present voted for the motion. Motion carried.

QUESTIONS FOR THE AUDIENCE

Ron Weiss reported to the Plan Commission that the Child Care portion of the Business Center is moving forward.

JAMESTOWN EAST RE: ARCHITECTURAL APPROVAL NEW HOUSE

No applications received.

**JAMES MERKEL/ROBERT FALK RE: C.S.M. RECOMMENDATION 3
ACRE R-3 DISTRICT**

Letter from the Town Engineer was received and given to Mr. Merkel referring to changes that must be corrected. His recommendation was for the Plan Commission to approve the C.S.M. with the corrections made before Town Board approval.

Joan Baumgartner questioned the time frame for the small accessory buildings removal. Mr. Merkel said that he is working on the house first and the barn will be next. The small buildings will be razed by July 4th. 2009. Fence has been removed and is working with the Sheriffs Department on removing the junk vehicles. Mike Bykowski wants assurance that the barn will not be rented out to a third party. Mr. Merkel stated his intentions were for West Bend Lakes Golf Course to store golf carts and other equipment and supplies relative the operation of the golf course.

Mr. Gonnering reminded Mr. Bykowski that Mr. Merkel was in at a prior meeting discussing that his intentions was for golf course storage.

Scott Schweizer complimented Mr. Merkel that he has fulfilled all items presented to Plan Commission in past dealings with the Golf course.

Mr. Ed Hetebrueg said he was a bordering property owner and is in favor of the land split and rezoning change.

Scott Schweizer made the motion to recommend to the Town Board to accept the C.S.M. with

the recommended changes from the Town Engineer. Jeff Esselmann seconded the motion. All Members present voted for the motion. Motion carried.

**JAMES MERKEL/ ROBERT FALK RE: REZONING PETITION 3 ACRE
DWELLING SITE**

Ken Mastenbrook made the motion to recommend to the Town Board to grant the Re-zoning request as applied for. Scott Schweizer seconded the motion. Discussion followed.

Dennis Kay questioned if the minutes could reflect the reason the Plan Commission is approving the re-zoning with the accessory buildings having more square footage than allowed in the R-3 District. The rational was the remaining portion of agricultural land could remain in Exclusive Agricultural District. The

new survey removed land for road dedication thereby minimizing the amount left for the residential lot. Motion was made and seconded. All Members present voted for the motion. Motion carried. Barn or accessory garage could not be rebuilt if destroyed by over 50% .

COURTNEY HAYDEN RE: CONDITION USE PERMIT RECOMMENDATION

Kenneth Mastenbrook Made the motion to recommend to the Town Board to grant the C.U.P.

Jeff Esselmann seconded the motion. Discussion followed with the Landscape/snowplowing business owned by Douglas Fromm. The business is one owner operator and will be held to the Town of Trenton code referring to Home Occupations. The Zoning Administrator, Plan Commission, Courtney Hayden and Douglas Fromm filled out the draft copy of the C.U.P. conditions. The C.U.P. document will be prepared for the Town Board and Seoul Creek Farms to review and sign at the meeting on May 19th. 2009.

The Plan Commission Chair asked for the question. All Members present voted for the motion. Motion carried.

ZONING CODE RE: REVIEW MODEL ORDINANCES FOR C.U.P., KENNELS, AND

ESTABLISH GUIDLINES DEFINING SMALL AND LARGE ANIMALS

Discussion followed; the Members would like to see a copy that was presented months ago. The main items that are of concern are; #1 number of animals allowed, #2 types of animals,

#3 how are small, miniature, and large animals defined.

The Z.A. will work on verbiage and consult with the Town Attorney.

ZONING CODE RE; WIND GENERATION TOWERS.

The Z. A. passed out literature and a model ordinance about wind generators for private use.

Dennis Kay suggested getting the ordinance from the Village of Germantown for comparison.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE PLAN COMMISSION

The Z.A. questioned the board if they want to look at the code dealing with allowed uses in the B-2 District requiring a C.U.P. hearing. The Z.A. will call the Town Attorney and explain past problems with abusing certain uses.

For the record, Scott Schweizer is Vice-Chair for the Plan Commission.

CORRESPONDENCE

The Z.A. handed out the McGraw Hill monthly building report for April 2009.

The Members had discussed giving an honorary award to John Herlinger in recognition for his years of service.

ADJOURNMENT

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Respectfully submitted

FRANK D. MAYER

ZONING ADMINISTRATOR