

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, August 11, 2020 – 7:30 P.M.

Place: Town of Trenton Town Shop (Conflict with 8/11/2020 Election), 1071 Highway 33 East, West Bend, WI 53095

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

Chairman Gonnering stated that the Pledge of Allegiance would not be recited as the United States flag is in the Election area.

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Ray Werhand to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the July 14, 2020 Plan Commission Meeting:

It was moved by Scott Schweizer and seconded by Dennis Kay to approve the Minutes of the July 14, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Certified Survey Map Recommendation – Chuck Fechter, 1203 Decorah Road:

It was moved by Scott Schweizer and seconded by Joan Baumgartner to table recommendation to the Plan Commission Meeting of September 8, 2020. A question about currently existing outbuildings needs to be resolved, and Engineer Burt Naumann's comments have just been received. Voting in favor: 6. Opposed: 0.

Certified Survey Map Recommendation – Vitaly and Tatiana Godlevsky:

The Certified Survey Map is not yet ready and has not been submitted. Surveyor Don Thoma has asked that the recommendation be placed on the September 8, 2020 agenda. No action taken.

Sign Approval - American Companies:

Joan Baumgartner asked whether the proposed sign is advertising the Renner property (Trenton) for sale or is advertising contiguous City of West Bend property. American's representative answered that it is advertising property available in the City of West Bend. Baumgartner and Dennis Kay questioned why it needs to be on a Town of Trenton property. Baumgartner asked for a better description of where it will be placed. Following discussion, it was moved by

Scott Schweizer and seconded by Bob Roden to approve the sign permit application submitted by the American Companies for placement of a sign on John Renner's property at 4926 River Road. Voting in favor: 5. Opposed: 1.

Architectural Approval, Landscape Design Approval, Outbuilding in CES-5 Zoning - Russell and Sara Haeuser: Haeusers were not able to attend the meeting to present their plans but had submitted plans for the shed in advance of the meeting. It was moved by Scott Schweizer and seconded by Bob Roden to issue preliminary approval of the site location and the size of the building, but final approval is subject to more details on the color of the shed and the house plans. This is not a final approval until landscape plans, color, and house plans are presented and approved. Haeusers plan to construct the shed and the house concurrently. Voting in favor of preliminary approval as to location and size: 6. Opposed: 0.

Preliminary Land Division Consultation – Emily Kearns:

Emily Kearns presented her plans for a possible land division of property on CTH Y. Kearns would then consolidate and seek rezoning for the remaining property she owns. The Plan Commissioners advised Kearns to proceed with more detailed plans for the land division.

Addition of New Conditional Use in CES-10 Zoning – Hard Cider Processing and Canning:

Barb Davies reported that Attorney Schoonenberg has determined that a Conditional Use Permit can have an expiration date. Alec Steinmetz read some resident testimonials and people who have signed his petition to allow his business. Discussion followed. Joan Baumgartner said that she could see this more in EA Exclusive Ag zoning than in CES5 and CES 10 – it would be more of a compatible use in EA zoning. Scott Schweizer said that he was in favor of giving it a try. Following additional discussion, Chairman Gonnering asked for a show of hands for and against moving this forward as a possible conditional use in CES-10. For: 3, Tony, Bob, Scott. Against: 3, Dennis, Joan, Ray. Gonnering cast a yes vote to move it forward for possible consideration.

Davies will contact Attorney Tim Schoonenberg for a draft to be considered at the 9/8/2020 Plan Commission Meeting:

Processing and canning of fermented beverages

- 1) CUP limited to CES-10 and EA zoning
- 2) Any other wording recommended by Schoonenberg

Interpretation of Front Yard – Lots with Lake Frontage:

The Plan Commissioners discussed the current ordinances for lots with lake frontage.

Reports:

Barb Davies reported that building and zoning have been busy.

Joe Gonnering reported on blacktopping of Paradise Drive from Church to CTH M, and tree trimming in the Town.

Dennis Kay asked about grading at a site on Decorah – it is the Haeuser construction site.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:55 P.M. Voting in favor: 6. Opposed: 0.

Respectfully submitted,

Barbara J. 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 18, 2020. 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 8, 2020 Meeting.