

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, August 13, 2019 – 7:30 P.M.

Place: Town of Trenton Hall, 1071 Highway 33 East, West Bend, WI 53095

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

Plan Commission Chairman Joe Gonnering asked those in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Chairman 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, Dennis Kay, Ray Werhand, Jerry Carmody, Joan Baumgartner, Bob Roden, Scott Schweizer, Zoning Administrator Barbara Davies.

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Approve the Agenda:

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

Approve the Minutes of the July 9, 2019 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Jerry Carmody to approve the Minutes of the July 9, 2019 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Recommendation to the Town Board, Final Plat Approval, Paradise Hills Subdivision, Jerry Thull:

Chairman Gonnering stated that Town Engineer Burt Naumann has submitted a letter recommending acceptance of the final plat. Dennis Kay asked why the curb/gutters don't go all the way to Maple Road. Thull's engineer Pete Hurth explained. Kay noted a large gravel approach coming into the subdivision off Maple Road. Hurth answered that the final lift of asphalt will cover some of that up. Kay also asked how the culvert requirement for driveways will be handled when curb and gutter exists in front of a homesite. Gonnering answered that the Town Board will review these on a case by case basis.

It was moved by Jerry Carmody and seconded by Scott Schweizer to recommend approval of the final plat to the Town Board. Voting in favor: 6. Opposed: 0.

Recommendation to the Town Board, Comprehensive Plan Amendment with Accompanying Rezoning, James Schmidt, South Church Road:

It was moved by Ray Werhand and seconded by Joan Baumgartner to recommend approval of James Schmidt's petition for a Comprehensive Plan Amendment with Accompanying Rezoning for his property on South Church Road. Voting in favor: 6. Opposed: 0.

Certified Survey Map Recommendation, James Schmidt, South Church Road:

Town Engineer Burt Naumann has recommended approval with several noted corrections. The corrections have been forwarded to Schmidt's surveyor. It was moved by Joan Baumgartner and seconded by Ray Werhand to recommend approval to the Town Board with the deletion of correction number 3, soil tests. The property subject to rezoning is a small strip that will be added to Schmidt's existing residential property and will not create a new building site needing a septic site. Dennis Kay asked if this is the time to consider culverts, as Schmidt's driveway does not have a culvert. Discussion followed. Joe Gonnering answered that a culvert could be required if the Town is redoing the road or if a new home is being built, but otherwise homes predating the culvert requirement are not required to install one unless there are road drainage or ditch issues.

Architectural Approval, Non-Agricultural Building in A-1 Zoning, Karen Stangl, CTH Y:

It was moved by Scott Schweizer and seconded by Jerry Carmody to grant architectural approval to Stangl's plan for a non-agricultural building in A-1 zoning. Voting in favor: 6. Opposed: 0.

Request for Sign Approval, Kohler Credit Union, Paradise Hills Subdivision:

No action taken – the application will be submitted in time for the 9/10/19 Plan Commission Meeting.

Request for Sign Approval, Ozaukee Christian School, STH 33:

The Town Board approved a 30-day sign permit for a banner advertising the school as the new owner of the building. Discussion followed on expected future signage for the school.

Review 380-50, Town Ordinances, Industrial and Agricultural Uses under Conditional Use Permit in Zoning Districts EA, AT, A-1, R-2, M-1:

The ordinance section was discussed. The Commissioners asked Barb Davies to prepare a listing of A-1 and AT zoned properties in the Town, including what the current use of these properties is, if known.

Reports:

Barb Davies reported that a freight container has been removed from a property on STH 33.

Joe Gonnering said that Oak Road will be closed next week Monday through Wednesday, from Decorah to Lincoln. Work will be done to reduce the hill on N. Oak Road to improve visibility. The road will have a gravel surface for several weeks, then will be paved. A swingset is up in the park on Bernadine Court.

Ray Werhand asked if there would be hotmix paving on Paradise Drive at the bridge and two manholes on that road. Joe Gonnering answered no, not this year.

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 9:04 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 20, 2019. 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 10, 2019 Meeting.