

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, December 10, 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.

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

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

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Scott Schweizer to approve the Agenda as presented. Voting in favor: 5. Opposed: 0.

Approve the Minutes of the November 12, 2019 Plan Commission Meeting

It was moved by Scott Schweizer and seconded by Ray Werhand to approve the Minutes of the November 12, 2019 Plan Commission Meeting. Voting in favor: 5. Opposed: 0.

Salter Family Trust, Land Division – Preliminary Planning:

Barbara Davies explained the questions regarding the possible future sale of a home located on Paradise Drive. A three-car garage that the Salter Trust would like to include in the home sale extends over the lot line of a bordering parcel (also owned by the Salter Trust). Mrs. Conley, Trustee of the Salter Family Trust, discussed the issues involved in greater detail. A small triangular piece of property adjacent to the home parcel but included as part of a larger parcel was discussed. The Plan Commissioners had some suggestions for Mrs. Conley. Conley will review the options with Surveyor Eric Schmitz and the Trust beneficiaries – no action taken.

CES-5 Country Estates 5-acre Minimum, Lots Exceeding 5 acres in Size:

The possibility of increasing the size of outbuildings currently allowed in CES-5 zoning was discussed. The increase would apply to lots zoned CES-5, 5 acres in size but less than 10 acres in size. Barb Davies will prepare a draft of a possible change in the existing ordinance for the 2/11/20 Plan Commission Meeting.

Review Attorney's Comments, Sections 380-53 and 380-56, Zoning, Town Code of Ordinances:

Attorney Schoonenberg's comments were reviewed. 380-54 will require further discussion. A Public Hearing will be required for any changes to be made to these sections of the ordinances.

Review Attorney's Comments, Section 380-56, Zoning, Town Code of Ordinances:

The listing of requirements to be met for a home occupation permitted without a conditional use permit was reviewed. The Plan Commissioners recommended that (5), signs, be further specified as: size not to exceed 20" by 20"; Plan Commission approval required; building permit required; minimum building permit fee applies. This modification will be included in the Public hearing to be scheduled for the modifications to Section 380-53 of the ordinances.

Reports:

Barb Davies reported that there will be a Public Hearing prior to the 2/11/20 Plan Commission meeting.

Joe Gonnering reported on Public Works activity cutting brush.

Questions and Comments:

Scott Schweizer asked about the 15% increase in Town taxes on this year's tax bill.

A resident at 994 Wallace Lake Road asked about attaching a garage/additional building to his home.

Review of any correspondence received:

None.

Adjournment:

It was moved by Joan Baumgartner and seconded by Dennis Kay to adjourn the meeting at 9:05 P.M. Voting in favor: 5.

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 Friday, December 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 February 11, 2020 Meeting.