

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, February 11, 2020 – 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, Ray Werhand, Bob Roden, Scott Schweizer (arrived after approval of the 12/10/19 Minutes), Jerry Carmody, Joan Baumgartner, Zoning Administrator Barbara Davies. Excused: Dennis Kay.

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Approve the Agenda:

It was moved by Bob Roden and seconded by Jerry Carmody to approve the Agenda as presented. Voting in favor: 4. Opposed: 0.

Approve the Minutes of the December 10, 2019 Plan Commission Meeting

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Minutes December 10, 2019 Plan Commission Meeting. Voting in favor: 4. Opposed: 0.

Recommendation to the Town Board – Luke Weber Conditional Use Permit Application:

Weber has resubmitted his application for a Conditional Use Permit after deciding not to proceed with his self-storage warehouse project in 2018/2019. The Plan Commissioners asked questions on the project. Weber stated that his plans and application are identical to the previously submitted plans. Weber gave a set of building plans to the Commissioners; the plans have been submitted to the state for approval. Joan Baumgartner asked that the following specifications be added to the Conditional Use Permit: exterior lighting must face down & “light spill” must stay within property limits; fencing must be 6’ as shown on the plans; the perimeter fencing must be installed no later than at completion of the first two units.

Weber expects that his state-approved plans will be back before the 3/10/2020 Plan Commission Meeting, and asked to be placed on that meeting agenda for building plan and landscape plan approval.

It was moved by Scott Schweizer and seconded by Jerry Carmody to recommend approval of Weber’s Conditional Use Permit to the Town Board. Voting in favor: 5. Opposed: 0.

Architectural Approval – New Homes, Jamestown Condominiums:

Bill Mikulska was present to present the plans for three lots: Lot 40, Lot 44, and Lot 97. It was noted that the agenda states that approval is being sought for Lot 95. Approval is being sought for Lot 97, not Lot 95. The Plan Commissioners reviewed the plans for the three homes, noting the differences in colors, stone frontages, and rooflines. It was moved by Scott Schweizer and seconded by Jerry Carmody to approve the Building plans for Lots 40, 44, and 97 in the Jamestown Condo development. Voting in favor: 5. Opposed: 0.

Questions and comments (Plan Commission agreed to move questions and comments from Agenda # 11 to # 10):

Kay Salter Conley, representing the Salter Family Trust, was in attendance to discuss a Certified Survey Map proposal. Conley asked again about a land division that, if granted as discussed, would result in a parcel of 1+ acres with approximately 3200 square feet of outbuildings on it. The permitted square footage of outbuildings in R-1 zoning is 800 square feet. The request had been discussed at the Plan Commission Meeting of December 10, 2019. No Certified Survey Map has been presented to date, but the Plan Commissioners had indicated at that meeting that approval of Certified Survey Map with outbuildings greatly in excess of the permitted square footage would most likely not receive an approval recommendation. A suggestion had been made by the Commissioners at the meeting of December 10, 2019 about a division of the property that could be supported. Lengthy discussion followed. Conley asked that a Certified Survey Map recommendation be placed on the March 10 Plan Commission Agenda. Conley will contact surveyor Eric Schmitz to get the map submitted to Barb Davies prior to the meeting. No action taken.

Bob Roden said that he had been approached about holding a “farm to table” for a not-for-profit. He asked if some type of liquor license would be needed to serve wine or beer at the event. Roden will check to see if the caterer for the event will hold a liquor license, or whether he will need to apply for some type of license at the Town level.

Scott Schweizer asked about a “preserve the family farms” initiative. Discussion followed.

Ray Werhand asked if there are weight limits on Decorah Road east of CTH M. Joe Gonnering answered that there are no weight limits now. Werhand said that trucks are not obeying the CTH M/bridge out detour.

Reports:

Barb Davies handed out the Section 380 Ordinance books, very professionally prepared by Town Clerk Cindy Komro. Terry Chesak has requested application paperwork for a Conditional Use Permit for mini warehouses at property on CTH M, already zoned B2. Ray Werhand suggested matching the Town’s requirements to the City of West Bend’s requirements for storage units.

Joe Gonnering reported that some spruce and dead ash will be removed along Decorah Road. Lots of tree trimming has been going on, especially on School Road.

Ron Champeny asked to address the Plan Commission about a proposal to divide off a 6-acre parcel from his 9+ acre parcel on Paradise Drive. Champeny said that he thought he would be on tonight’s agenda. The Plan Commissioners reviewed a copy of Champeny’s proposal; the property is already zoned R-1, so rezoning is not necessary. Champeny said he could have his Certified Survey Map ready for the April 14 Plan Commission agenda.

Review of any correspondence received:

None.

Adjournment:

It was moved by Ray Werhand and seconded by Joan Baumgartner to adjourn the meeting at 9:20 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, February 21, 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 March 10, 2020 Meeting.