

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, March 10, 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, Jerry Carmody, Joan Baumgartner, Zoning Administrator Barbara Davies. Excused: Dennis Kay.

Town Board Supervisors in Attendance:

None.

Others in attendance: Town Attorney Tim Schoonenberg.

Approve the Agenda:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Agenda as presented. Voting in favor: 4. Opposed: 0.

Approve the Minutes of the February 11, 2020 Plan Commission Meeting & February 11, 2020 Public Hearing:

Joan Baumgartner said that she had a correction to the 2/11/2020 Plan Commission Minutes. The sentence that reads “Scott Schweizer asked about preserve the family farms” should read “preserve the barns in the Town”. Barb Davies will make that correction, and will also check to be sure that the name of the person presenting the Jamestown plans has been spelled correctly.

It was moved by Joan Baumgartner and seconded by Jerry Carmody to approve the Minutes as corrected for the 2/11/2020 Plan Commission Meeting and the 2/11/2020 Public Hearing Minutes. Voting in favor: 4. Opposed: 0.

Recommendation to the Town Board – Application for Conditional Use Permit, Turn One Properties LLC, Terry Chesak, Owner:

Turn One Properties LLC has applied for a Conditional Use Permit for a self-storage warehouse unit at 6950 CTH M (B-2 Zoning). The Public Hearing on the application was held at 7:25 P.M. immediately preceding this meeting. The Plan Commissions reviewed the proposed conditions submitted by Chesak, adding several clarifications and additional requirements. It was moved by Joan Baumgartner and seconded by Jerry Carmody to recommend approval of Turn One Properties LLC’s application for a Conditional Use Permit to the Town Board. Voting in favor: 4. Opposed: 0.

Building Plan Approval, Landscape Plan Approval, Self-Storage Mini-Warehouses - A Fairway Storage LLC, Luke Weber, Owner:

There was lengthy discussion between Weber and the Plan Commission, particularly on the lack of a landscape plan. Weber said he would bring the landscape plan to the Plan Commission Meeting of 4/14/2020. Weber will also be seeking a sign permit at that meeting. Weber noted that there will be no retaining wall on the back side of the building; there will be chipped stone. It was moved by Jerry Carmody and seconded by Bob Roden to approve the building plans of A Fairway Storage LLC, Luke Weber, owner. Voting in favor: 4. Opposed: 0.

Certified Survey Map Recommendation – Salter Trusts:

Kay Salter Conley has asked that the CSM recommendation be moved to the Plan Commission Agenda of April 14, 2020. No action taken.

Certified Survey Map Recommendation – Doerr Trusts:

No representative present, no action taken.

Addition of New Conditional Use in CES-10 Country Estates 10-acre minimum zoning – Hard Cider Processing and Canning:

Alec Steinmetz explained that he would like to start a small hard cider company at 1130 Decorah Road. Town Attorney Tim Schoonenberg explained that this is not currently a permitted use in CES-10. Non-alcoholic processing is allowed in M1, but a rezoning to M1 in this area would be unlikely. Alcoholic processing is a conditional use in M1 zoning. Schoonenberg stated that the Plan Commission should be able to find that this proposed use is consistent with the stated purpose of the CES-10 Zoning District. Jerry Carmody stated that he did not think this use fits into CES-10 even if this is a great product. Property owner at 1130 Decorah Andrew Docksey said that he did not think a start-up cider operation would add much to the current traffic load on Decorah Road. Alec Steinmetz estimated production of 10-20 cases hard cider/month in response to Bob Roden's question about estimated production volume. Ray Werhand stated that he did not believe a manufacturing business belongs in CES-10 zoning. The Town has no way to enforce many types of restrictions that may be available to cities that have larger numbers of inspectors available to police the conditional uses. Joan Baumgartner expressed concern that allowing a manufacturing use could set a precedent and make it difficult to deny future applicants for manufacturing in residential areas.

The Plan Commission discussed the issues involved. Tim reiterated that the process is to add a text amendment to add a conditional use to CES-10 to allow manufacturing in CES-10 as a conditional use. The Plan Commission would make a recommendation to the Town Board. The Plan Commission would direct Attorney Schoonenberg to prepare a text amendment; would hold a public hearing on that amendment; then make a recommendation to the Town Board regarding adoption of that text amendment. The Town Board would then have the final vote on adoption of a text amendment permitting hard cider processing/possibly a broader permission of manufacturing as a conditional use in CES-10 zoning. If created and adopted, Steinmetz would have a basis for applying for a conditional use permit for the hard cider processing. Chairman Gonnering asked that consideration of whether or not the Plan Commission would like to proceed with a text amendment (unless withdrawn by Steinmetz) to add a conditional use in CES-10 zoning on the April 14, 2020 Plan Commission Agenda. No action taken.

Allowable Height of Outbuildings in CES-5 Zoning:

Following discussion, the Commissioners agreed that the height of an outbuilding should be limited to the height of the house, measured at the front door of the residence to the peak of the roof.

Reports:

Barb Davies reported on calls received regarding property for sale in the Town.

Chairman Gonnering had nothing further to report.

Jerry Carmody asked if Terry Chesak would be required to finish the existing building he has at 6950 CTH M.

Review of any correspondence received:

None.

Adjournment:

It was moved by Joan Baumgartner and seconded by Jerry Carmody to adjourn the meeting at 9:20 P.M. Voting in favor:

4. 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, March 17, 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 April 14, 2020 Meeting.