

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, February 12, 2019 – 7:30 P.M.

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

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

Pledge of Allegiance:

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

Call to Order:

Gonnering called the meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting, noting that the meeting agenda had been properly posted.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Approve the Agenda:

It was moved by Jerry Carmody and seconded by Ray Werhand to approve the Agenda for the meeting. Voting in favor: 5. Opposed: 0.

Approve the Minutes of the December 11, 2018 Plan Commission Meeting and the December 11, 2018 Public Hearing:

It was moved by Scott Schweizer and seconded by Joan Baumgartner to approve the Minutes of the December 11, 2018 Plan Commission Meeting and the December 11, 2018 Public Hearing. Voting in favor: 5. Opposed: 0.

Recommendation to the Town Board, Resolution Z2019-02-01, Comprehensive Plan Amendment and Accompanying Rezoning, Esselmann Trusts:

Jerry Carmody asked where the electrical hookup for the mound system is, specifically whether or not it is shared by the service to the shed. Jeff Esselmann answered that the mound system has its own hookup, not shared with the shed. It was moved by Ray Werhand and seconded by Joan Baumgartner to approve Resolution Z2019-02-01, Comprehensive Plan Amendment and Accompanying Rezoning, for the Esselmann Trusts.

Recommendation to the Town Board, Certified Survey Map Approval, Esselmann Trusts:

It was moved by Scott Schweizer and seconded by Jerry Carmody to recommend approval of the Certified Survey Map submitted by the Esselmann Trusts to the Town Board. Voting in favor: 5. Opposed: 0.

Recommendation to the Town Board - Conditional Use Permit Application for Amendment of Existing Conditional Use Permit, Seoul Creek Farm, Courtney Fromm (tabled 12/11/18):

Town Attorney Tim Schoonenberg recapped some of the background for the Plan Commissioners as follows:

- The only issue remaining for consideration is the horse shows.
- Schoonenberg had asked the Plan Commission to make a finding at its October 2018 meeting as to whether or not horse shows, for which an entry fee is charged, constituted an agricultural use. A review of the minutes of that meeting shows that the Plan Commission did find it to be an agricultural use.
- A spreadsheet schedule was submitted for the proposed horse shows

Jerry Carmody asked about the resolution of the septic question and the personal property tax question. Both have been resolved: the septic system is legally connected to the barn facilities, and Grota Appraisals is working on the personal property tax questions with Fromm.

Ray Werhand questioned road access from CTH NN, adding that he felt there were other issues to be considered. Werhand also stated that the application for amendment includes a lot of tentative future plans that might constitute an open-ended request that the Plan Commission or Town Board could not control in the future. Bob Roden stated that he did not see why future buildings are an issue. Discussion followed. Chairman Gonnering said that the buildings and plan of operation are a separate issue and are to be excluded from the conditions of a Conditional Use permit.

It was moved by Scott Schweizer, with the statement that he realized that conditions may be added, to approve the application for 31 total show days per year (not including setup days). Bob Roden seconded that motion.

Chairman Gonnering opened the motion for discussion.

Bob Roden asked for clarification, that this is an amendment to the existing Conditional Use Permit. Schoonenberg and Gonnering answered yes to that question. The 2009 CUP remains in force and will not be changed by any action on this application for amendment.

Following lengthy discussion on ingress and egress to CTH NN; driveway paving; and porta-potty placement, among other issues, Schweizer as the first on the motion and Roden as the second agreed to the addition of the following conditions to the motion:

Conditions:

- Ingress/egress lanes are required on both sides of CTH NN per the County approval letter dated December 10, 2018 – maximum attendance is capped 90 until the turn lanes are done. Must be done by 10/1/19.
- Porta potties must be moved away from the neighboring residence, east of the existing driveway, at least 300' from the centerline of NN
- Driveway to be surfaced with asphalt screenings at least 4" deep – screenings surfacing must run to the north to the riding ring – must be done by 8/1/19
- Provide a driveway dust mitigation/noise mitigation plan

Voting in favor of recommending approval based on the conditions above: Joan Baumgartner, Scott Schweizer, Jerry Carmody, Bob Roden.

Voting no, not in favor: Ray Werhand.

Recommendation to the Town Board, Preliminary Plat Review, Curt & Nancy Scheunemann:
It was moved by Jerry Carmody and seconded by Scott Schweizer to recommend approval of Scheunemanns' Preliminary Plat to the Town Board subject to receipt of state plat approval. Voting in favor: 5. Opposed: 0.

Discussion re: Side Yard Setbacks in R-5 Zoning (with Wallace Lake Frontage):

Barb Davies explained that a request has been received from a property owner for a change in the Town's side yard setbacks in R5 zoning. The County uses a 3' setback; the Town of Barton, a 5' setback; and the Town's ordinances apply a 10' setback. An ordinance amendment (public hearing required) would be required to change the Town's side yard setback to 5', the same as Barton's. The Town of Barton also has properties with frontage on Wallace Lake. Discussion followed. Joan Baumgartner asked Davies to contact the Newburg Fire Department for any concerns. The Plan Commission asked that a Public Hearing on the possible ordinance amendment be scheduled for 3/12/19.

Review Draft Ordinance Section for Accessory Buildings, All Zoning Districts:

The Commissioners reviewed the draft ordinance section for accessory buildings. Davies noted that all zoning districts are not included: business, institutional, and industrial districts have complex requirements and are not included in this section. The Commissioners asked that it be scheduled for a Public Hearing 3/12/19.

Discussion re: Non-Agricultural Accessory Buildings in EA Exclusive Agricultural Zoning Districts:

Attorney Schoonenberg will review the wording on the EA zoning section – non-agricultural buildings.

Reports:

Barb Davies reported that there will be three Public Hearings prior to the March 12 Plan Commission meeting. There has been active interest in the mostly-vacant commercial building at 1204 STH 33.

Joe Gonnering reported lots of snow, lots of plowing activity; Public Works is watching the salt supply carefully. No complaints have been received on road conditions other than ice storm day.

Ray Werhand asked about 2019 roadwork. Joe Gonnering said that bids went out, have been awarded, and roads have been selected for work.

Questions and Comments:

None.

Review of and Correspondence received:

Barb Davies reported receipt of an annexation notice from the City of West Bend for one of the Schmidt properties.

Adjournment:

It was moved by Jerry Carmody and seconded by Joan Baumgartner to adjourn the meeting at 9:07 P.M. Voting in favor: 5. Opposed: 0.

Respectfully Submitted,

Barbara 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 15, 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 March 12, 2019 Meeting.