

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, March 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 7:39 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:

Jeff Esselmann.

Approve the Agenda:

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

Approve the Minutes of the February 12, 2019 Plan Commission Meeting and the February 12, 2019 Public Hearing:

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

Recommendation to the Town Board, Resolution Z2019-02-02, Comprehensive Plan Amendment and Accompanying Rezoning, Stony Acres III LLC and Bliffert Family Limited Partnership:

It was moved by Scott Schweizer and seconded by Ray Werhand to approve Resolution Z2019-0202, Comprehensive Plan Amendment and accompanying rezoning, for applicants Stony Acres III LLC and Bliffert Family Limited Partnership. Voting in favor: 5. Opposed: 0. Blifferts are purchasing 0.246 acres from Stony Acres to allow them to create a better driveway access to CTH M for their Blue Lotus Farm.

Review Concept Plan, Blue Lotus Farm & Bliffert Family Limited Partnership:

Blifferts will be preparing a Certified Survey Map and applying to merge the 0.246 parcel described in the preceding agenda item with the property they currently own. The Plan Commissioners advised Blifferts to proceed with their plans to submit a Certified Survey Map and parcel merger.

Preliminary Land Division Consultation, Dale Kopp, 1500 Maple Dale Road:

The Plan Commissioners reviewed Kopp's plans to divide his parcel. Kopp was advised to proceed with his plans to get a Certified Survey Map for the land division. The smaller parcel will need to be rezoned, but a 2050 Plan Amendment will not be required.

Request for Architectural/Building Plan Approval, Kyle DeRuyter, Lor Drive:

Mrs. DeRuyter presented plans for a commercial building on her lot in the Industrial Park. DeRuyter was advised to return to the Plan Commission on April with detailed plans for the proposed commercial building.

Request for Architectural/Building Plan Approval, Bill Hamm, West Bend Lakes Golf & Recreation:

No representative present – no action taken.

Recommendation to the Town Board, Ordinance Z2019-02-01:

It was moved by Joan Baumgartner and seconded by Jerry Carmody to recommend approval of Ordinance Z2019-02-01, amending side-yard setbacks on lots with lake frontage. Voting in favor: 5. Opposed: 0.

Recommendation to the Town Board, Ordinance Z2019-02-03, Accessory Uses and Structures:

Following lengthy discussion on the proposed ordinance, it was moved by Scott Schweizer and seconded by Joan Baumgartner to recommend approval of Ordinance Z2019-02-03 with the following changes:

- (11)CES-10, (4)(b): delete the words "allowed by approval of an application" following the word "structure"
- (11)CES-10, (4)(e): delete the sentence that appears in the draft. Replace the deleted sentence as follows: "No accessory structure shall exceed 28 (twenty-eight) feet in height."
- (11)CES-10, (6)(a): delete the sentence that appears in the draft. Replace the deleted sentence as follows: "Color."
- (11)CES-10, (6)(b): delete the words "the height of the principal structure" at the end of the sentence and replace those words as follows: "28 feet".

Voting in favor: 5. Opposed: 0.

Reports:

Barb Davies reported that there will be a Public Hearing prior to the April 9, 2019 Plan Commission Meeting.

Chairman Gonnering had nothing further to report.

Questions and Comments:

None.

Review of and Correspondence received:

None.

Adjournment:

It was moved by Jerry Carmody and seconded by Bob to adjourn the meeting at 8:38 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 Tuesday, March 19, 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 April 9, 2019 Meeting.