

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, May 14, 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, Ray Werhand, Dennis Kay, Joan Baumgartner, Jerry Carmody, Zoning Administrator Barbara Davies.

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Ray Werhand to approve the Agenda for the meeting. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the April 9, 2019 Plan Commission Meeting and the April 9, 2019 Public Hearings:

It was moved by Scott Schweizer and seconded by Jerry Carmody to approve the Minutes of the April 9, 2019 Plan Commission Meeting and the April 9, 2019 Public Hearings. Voting in favor: 6. Opposed: 0.

Preliminary Presentation - Shed Placement, CES10 Zoning, Shady Springs LLC:

Jay Koenitzer, Shady Springs LLC, explained his request for placement of an accessory building in the side yard setback. The Town's newly adopted ordinance allowing larger outbuildings in CES10 zoning specifies that outbuildings must be placed in the rear yard only. Discussion followed on the topography of the property and the problems affecting where the building could be located. Rezoning might be a possibility. A Board of Appeals petition for a side-yard placement could be a possibility. Koenitzer will consider the options and decide what he wants to do. No action taken.

Architectural Approval, New House, Jamestown Lot 72, 6792 Jamestown Drive:

It was moved by Joan Baumgartner and seconded by Ray Werhand to issue architectural approval for the house design presented for Lot 72. Dennis Kay asked if this is a flat lot. Melody Mueller answered that it is a flat lot. Scott Schweizer asked if the home will have a basement. Mueller confirmed that the home will have a basement. Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation, Coventry Meadows LLC:

Joan Baumgartner recused herself as a Plan Commissioner for purposes of this presentation. Representing Coventry Meadows LLC, Baumgartner handed out a sketch of a possible 8-lot land division at the northeast corner of Maple Dale Road and Trenton Road. Baumgartner said the company has not decided at this point whether a 4-lot Certified Survey Map or an 8-lot subdivision plat will be presented at a future meeting. The property is currently zoned CES5, so rezoning would not be required. No action taken.

Review 380-47, Article IV, Conditional Uses, Town Code of Ordinances:

Joan Baumgartner rejoined the Plan Commission. The conditional uses specified in the ordinances will be reviewed section by section. 380-47 deals with Public and Semi-Public uses. Discussion followed on the specified conditional uses in this section. Barb Davies was asked to contact Town Attorney Tim Schoonenberg for clarification on what "Public and Semi-Public Uses" means. No action taken – this section will be discussed again at the June 11, 2019 meeting.

Review 380-56 and 380-48(J), Home Occupations and Professional Home Offices:

Discussion followed on currently allowed home occupations, and the difficulties encountered with enforcement when residents violate the current ordinances for home-based businesses. The Plan Commission asked to discuss this section again at the June 11, 2019 meeting. No action taken.

Reports:

Barb Davies reported on gravestone repair and cleaning at the Trenton Cemetery – the "Cemeterians" have been doing the work to restore some of the tombstones.

Joe Gonnering reported on Public Works activities, roadwork, and the subdivision work at the corner of Maple and Paradise.

Questions and Comments:

Joan Baumgartner said that she will be applying for a shed in CES10 zoning but will be absent from the June meeting. Barb Davies will present her plans. Ray Werhand said he too would be absent from the June meeting.

Review of any Correspondence Received:

None.

Adjournment:

It was moved by Scott Schweizer and seconded by Dennis Kay to adjourn the meeting at 8:58 PM. No vote taken – an audience member indicated that he would like to ask a question.

Scott Eickstedt presented some drawings for a shed proposed for 5742 CTH M, a 5-acre property (CES5 zoning). Discussion followed. The largest building allowed would be 1500 square feet, and it cannot be a pole building. Eickstedt was advised to see Barb Davies or Walt Groteleuschen.

Adjournment:

It was moved by Jerry Carmody and seconded by Dennis Kay to adjourn the meeting at 9:10 PM. Voting in favor: 6. 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, May 17, 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 June 11, 2019 Meeting.