

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, December 12, 2017 – 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.

Plan Commission Chairman Joe Gonnering asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

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

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr.

Approve the Agenda:

It was moved by Bob Roden and seconded by Dennis Kay to approve the Agenda for the meeting. Voting in favor: 4. Opposed: 0.

Approve the Minutes of the November 14, 2017 Plan Commission Meeting:

It was moved by Jerry Carmody and seconded by Ray Werhand to approve the minutes of the November 14, 2017 Plan Commission Meeting. Voting in favor: 4. Opposed: 0.

Discussion re: Preliminary Development Plans, Steve Awve, 1386 STH 33:

Steve Awve explained that he would like to put up a commercial building on the property to house some of the equipment currently parked there. Awve would like to keep the barn that stands on the southwest side of the property. Discussion followed on the possibility that the barn is in the road right-of-way, as well as the possibility of delineated wetlands on the property. Awve expressed frustration with the number of authorities involved in getting a project approved: Washington County Land Use, the City of West Bend (airport restrictions), and the Town. Dennis Kay asked Awve to return with some type of drawing(s) or plans for what he would like to do as far as constructing a building so the Commissioners have something to review. Awve will return with the requested plans. Awve said he would like to place his building as close to STH 33 as Paradise Gardens' recently constructed building is. Barb Davies will ask Walt Groteleuschen about the road setback at the Paradise Gardens project.

Discussion re: Report on Accessory Building Sizes Permitted:

Barb Davies had mailed out copies of summary information obtained on accessory buildings constructed with Conditional Use Permits. Many of the bordering municipalities have some type of process for obtaining a conditional use permit – with negotiated conditions – for a larger building. Lengthy discussion on the topic followed. Dennis Kay said he felt that people don't research what is allowed and just assume they can do what they want. Kay pointed out that the Commission had spent a lot of time on the current ordinance and suggested leaving it as is. Two Plan Commissioners have been excused from tonight's meeting. Chairman Gonnering asked the four commissioners in attendance for individual opinions. Jerry Carmody favors doing whatever is in the best interest of the Town; Bob Roden would support a CUP process allow a larger building, capped in size at the living area of home or a maximum square footage to be determined; Joe Gonnering agreed with Roden; Ray Werhand and Dennis Kay favor staying with the current ordinances. The Commissioners expressed an interest in hearing the opinions of the two excused commissioners. Discussion will continue at the 1/9/18 Plan Commission meeting.

Discussion re: Progress Update, Washington County Multi-Jurisdictional 2050 Comprehensive Plan Advisory Committee:

Dennis Kay reported that the Town Board approved the changes to the Town's 2035 Plan – now known as the 2050 Plan- in November 2017. The next meeting of the County Committee will be February 22, 2018.

Reports:

Barb Davies reported that there may or may not be a January 2018 meeting depending on agenda items submitted.

Joe Gonnering reported a telephone call regarding construction of a 6-8 family rental property. The project would need city sewer and water, so a sanitary district would be needed. Gonnering reported very few deer kills on Town roads so far this year. Gonnering said he thinks that the cutting of brush and trees in the road right-of-way has helped increase visibility.

Questions and Comments:

Ed Doerr presented a proposed land division. Doerr will contact Town Engineer Burt Naumann.

Correspondence Received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Jerry Carmody to adjourn the meeting at 8:50 PM. 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 Thursday, December 14, 2017. Barbara J. Davies, Clerk of the Plan Commission Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its January 9, 2018 Meeting.