

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, March 13, 2018 – 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, Scott Schweizer, Bob Roden, Jerry Carmody, Chairman Joe Gonnering, Zoning Administrator Barbara Davies. Excused: Joan Baumgartner, Dennis Kay.

Town Board Supervisors in Attendance:

None.

Approve the Agenda:

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

Approve the Minutes of the February 13, 2018 Plan Commission Meeting:

It was moved by Scott Schweizer and seconded by Ray Werhand to approve the minutes of the February 13, 2017 Plan Commission Meeting. Voting in favor: 4. Opposed: 0.

Discussion/Possible Action re: Preliminary Concept Plan, Curt & Nancy Scheunemann:

A preliminary concept plan for a subdivision plat has been provided by Curt & Nancy Scheunemann; the concept plan is for six lots to be created by subdivision plat on the north side of Terry Jak Drive. All six lots will have driveway access on Terry Jak Drive. Discussion followed. Scheunemann was advised to proceed with the next step in the plat process. Barb Davies will call Don Thoma at Accurate Surveying, preparer of the concept plan, on Friday to confirm the next steps to be taken. Rezoning from R-3 to R-1 will be required.

Discussion/Possible Action re: Preliminary Rezoning Consultation, Dale Borusky:

Borusky has cancelled for this evening and will reschedule for a future meeting.

Chairman Gonnering asked to move Agenda Item #11, Questions and Comments, to this position in the agenda.

Questions and Comments:

Nick Marx explained to the Commission that he would like to split five acres off his existing 16-acre parcel but keep the outbuildings currently in existence on the 16-acre parcel. Under the Town's current zoning ordinances, two buildings totaling about 1700 square feet would be allowed on an 11-acre parcel (the remainder of the parcel after splitting off 5 acres) in R-3 zoning. Marx estimates that he would be about 2,000 square feet over the size limit allowed if he divides off a 5-acre parcel. The Plan Commission declined to allow buildings that far over the limit to remain if a land division occurs. Marx asked about the barn on the corner of M and 33 – how did that get allowed? Current zoning ordinances date to 2013 in the land division currently being discussed. The Commission offered a compromise: attach the garage to the residence, tear down all other buildings, and the barn, which will be about 600 square feet over the size limit, can remain.

Discussion/Possible Action re: Hwy MY from Newburg Village Limits to County Hwy M:

Joe Gonnering explained that the County wants to give CTH MY from CTH Y to CTH M to the Village of Newburg. The Village of Newburg is willing to accept it; all terms have not yet been agreed upon. Gonnering explained that he does not want a problem with road access or field access for the landowners currently fronting CTH MY. The Town does not want a fight with Newburg over driveway access on any future land splits of these parcels fronting MY. Discussion followed. Gonnering said that nothing is finalized yet, and it will be a number of months before anything is finalized. Village of Newburg President Mike Heili, present at the meeting, agreed with Gonnering about the timeline to reach an agreement on the transfer.

Reports:

Barb Davies reported on a complaint of metal freight storage containers on a property.

Ray Werhand reported on a meeting of the County Multi-Jurisdictional Planning Committee. Several realtors present at the meeting brought up the topic of wind farms. WE Energies is not responsible for taking down an obsolete windmill; that is up to the landowner. Werhand asked if the Town should be addressing attached garages which can be unlimited in size.

Questions and Comments:

Addressed earlier in the agenda.

Review of Any Correspondence Received:

None.

Adjournment:

It was moved by Jerry Carmody and seconded by Bob Roden to adjourn the meeting at 8:45 P.M. Voting in favor: 4. 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, March 16, 2018. 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 10, 2018 Meeting.