

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, February 11, 2020 – 7:30 P.M.

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

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

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

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

Present: Chairman Joe Gonnering, Ray Werhand, Bob Roden, Scott Schweizer (arrived after approval of the 12/10/19 Minutes), Jerry Carmody, Joan Baumgartner, Zoning Administrator Barbara Davies. Excused: Dennis Kay.

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Approve the Agenda:

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

Approve the Minutes of the December 10, 2019 Plan Commission Meeting

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Minutes December 10, 2019 Plan Commission Meeting. Voting in favor: 4. Opposed: 0.

Recommendation to the Town Board – Luke Weber Conditional Use Permit Application:

Weber has resubmitted his application for a Conditional Use Permit after deciding not to proceed with his self-storage warehouse project in 2018/2019. The Plan Commissioners asked questions on the project. Weber stated that his plans and application are identical to the previously submitted plans. Weber gave a set of building plans to the Commissioners; the plans have been submitted to the state for approval. Joan Baumgartner asked that the following specifications be added to the Conditional Use Permit: exterior lighting must face down & “light spill” must stay within property limits; fencing must be 6’ as shown on the plans; the perimeter fencing must be installed no later than at completion of the first two units.

Weber expects that his state-approved plans will be back before the 3/10/2020 Plan Commission Meeting, and asked to be placed on that meeting agenda for building plan and landscape plan approval.

It was moved by Scott Schweizer and seconded by Jerry Carmody to recommend approval of Weber’s Conditional Use Permit to the Town Board. Voting in favor: 5. Opposed: 0.

Architectural Approval – New Homes, Jamestown Condominiums:

Bill Mikulska was present to present the plans for three lots: Lot 40, Lot 44, and Lot 97. It was noted that the agenda states that approval is being sought for Lot 95. Approval is being sought for Lot 97, not Lot 95. The Plan Commissioners reviewed the plans for the three homes, noting the differences in colors, stone frontages, and rooflines. It was moved by Scott Schweizer and seconded by Jerry Carmody to approve the Building plans for Lots 40, 44, and 97 in the Jamestown Condo development. Voting in favor: 5. Opposed: 0.

Questions and comments (Plan Commission agreed to move questions and comments from Agenda # 11 to # 10):

Kay Salter Conley, representing the Salter Family Trust, was in attendance to discuss a Certified Survey Map proposal. Conley asked again about a land division that, if granted as discussed, would result in a parcel of 1+ acres with approximately 3200 square feet of outbuildings on it. The permitted square footage of outbuildings in R-1 zoning is 800 square feet. The request had been discussed at the Plan Commission Meeting of December 10, 2019. No Certified Survey Map has been presented to date, but the Plan Commissioners had indicated at that meeting that approval of Certified Survey Map with outbuildings greatly in excess of the permitted square footage would most likely not receive an approval recommendation. A suggestion had been made by the Commissioners at the meeting of December 10, 2019 about a division of the property that could be supported. Lengthy discussion followed. Conley asked that a Certified Survey Map recommendation be placed on the March 10 Plan Commission Agenda. Conley will contact surveyor Eric Schmitz to get the map submitted to Barb Davies prior to the meeting. No action taken.

Bob Roden said that he had been approached about holding a “farm to table” for a not-for-profit. He asked if some type of liquor license would be needed to serve wine or beer at the event. Roden will check to see if the caterer for the event will hold a liquor license, or whether he will need to apply for some type of license at the Town level.

Scott Schweizer asked about a “preserve the family farms” initiative. Discussion followed.

Ray Werhand asked if there are weight limits on Decorah Road east of CTH M. Joe Gonnering answered that there are no weight limits now. Werhand said that trucks are not obeying the CTH M/bridge out detour.

Reports:

Barb Davies handed out the Section 380 Ordinance books, very professionally prepared by Town Clerk Cindy Komro. Terry Chesak has requested application paperwork for a Conditional Use Permit for mini warehouses at property on CTH M, already zoned B2. Ray Werhand suggested matching the Town’s requirements to the City of West Bend’s requirements for storage units.

Joe Gonnering reported that some spruce and dead ash will be removed along Decorah Road. Lots of tree trimming has been going on, especially on School Road.

Ron Champeny asked to address the Plan Commission about a proposal to divide off a 6-acre parcel from his 9+ acre parcel on Paradise Drive. Champeny said that he thought he would be on tonight’s agenda. The Plan Commissioners reviewed a copy of Champeny’s proposal; the property is already zoned R-1, so rezoning is not necessary. Champeny said he could have his Certified Survey Map ready for the April 14 Plan Commission agenda.

Review of any correspondence received:

None.

Adjournment:

It was moved by Ray Werhand and seconded by Joan Baumgartner to adjourn the meeting at 9:20 P.M. Voting in favor:
5. 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 Friday, February 21, 2020. 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 10, 2020 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, March 10, 2020 – 7:30 P.M.

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

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

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

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

None.

Others in attendance: Town Attorney Tim Schoonenberg.

Approve the Agenda:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Agenda as presented. Voting in favor: 4. Opposed: 0.

Approve the Minutes of the February 11, 2020 Plan Commission Meeting & February 11, 2020 Public Hearing:

Joan Baumgartner said that she had a correction to the 2/11/2020 Plan Commission Minutes. The sentence that reads “Scott Schweizer asked about preserve the family farms” should read “preserve the barns in the Town”. Barb Davies will make that correction, and will also check to be sure that the name of the person presenting the Jamestown plans has been spelled correctly.

It was moved by Joan Baumgartner and seconded by Jerry Carmody to approve the Minutes as corrected for the 2/11/2020 Plan Commission Meeting and the 2/11/2020 Public Hearing Minutes. Voting in favor: 4. Opposed: 0.

Recommendation to the Town Board – Application for Conditional Use Permit, Turn One Properties LLC, Terry Chesak, Owner:

Turn One Properties LLC has applied for a Conditional Use Permit for a self-storage warehouse unit at 6950 CTH M (B-2 Zoning). The Public Hearing on the application was held at 7:25 P.M. immediately preceding this meeting. The Plan Commissions reviewed the proposed conditions submitted by Chesak, adding several clarifications and additional requirements. It was moved by Joan Baumgartner and seconded by Jerry Carmody to recommend approval of Turn One Properties LLC’s application for a Conditional Use Permit to the Town Board. Voting in favor: 4. Opposed: 0.

Building Plan Approval, Landscape Plan Approval, Self-Storage Mini-Warehouses - A Fairway Storage LLC, Luke Weber, Owner:

There was lengthy discussion between Weber and the Plan Commission, particularly on the lack of a landscape plan. Weber said he would bring the landscape plan to the Plan Commission Meeting of 4/14/2020. Weber will also be seeking a sign permit at that meeting. Weber noted that there will be no retaining wall on the back side of the building; there will be chipped stone. It was moved by Jerry Carmody and seconded by Bob Roden to approve the building plans of A Fairway Storage LLC, Luke Weber, owner. Voting in favor: 4. Opposed: 0.

Certified Survey Map Recommendation – Salter Trusts:

Kay Salter Conley has asked that the CSM recommendation be moved to the Plan Commission Agenda of April 14, 2020. No action taken.

Certified Survey Map Recommendation – Doerr Trusts:

No representative present, no action taken.

Addition of New Conditional Use in CES-10 Country Estates 10-acre minimum zoning – Hard Cider Processing and Canning:

Alec Steinmetz explained that he would like to start a small hard cider company at 1130 Decorah Road. Town Attorney Tim Schoonenberg explained that this is not currently a permitted use in CES-10. Non-alcoholic processing is allowed in M1, but a rezoning to M1 in this area would be unlikely. Alcoholic processing is a conditional use in M1 zoning. Schoonenberg stated that the Plan Commission should be able to find that this proposed use is consistent with the stated purpose of the CES-10 Zoning District. Jerry Carmody stated that he did not think this use fits into CES-10 even if this is a great product. Property owner at 1130 Decorah Andrew Docksey said that he did not think a start-up cider operation would add much to the current traffic load on Decorah Road. Alec Steinmetz estimated production of 10-20 cases hard cider/month in response to Bob Roden's question about estimated production volume. Ray Werhand stated that he did not believe a manufacturing business belongs in CES-10 zoning. The Town has no way to enforce many types of restrictions that may be available to cities that have larger numbers of inspectors available to police the conditional uses. Joan Baumgartner expressed concern that allowing a manufacturing use could set a precedent and make it difficult to deny future applicants for manufacturing in residential areas.

The Plan Commission discussed the issues involved. Tim reiterated that the process is to add a text amendment to add a conditional use to CES-10 to allow manufacturing in CES-10 as a conditional use. The Plan Commission would make a recommendation to the Town Board. The Plan Commission would direct Attorney Schoonenberg to prepare a text amendment; would hold a public hearing on that amendment; then make a recommendation to the Town Board regarding adoption of that text amendment. The Town Board would then have the final vote on adoption of a text amendment permitting hard cider processing/possibly a broader permission of manufacturing as a conditional use in CES-10 zoning. If created and adopted, Steinmetz would have a basis for applying for a conditional use permit for the hard cider processing. Chairman Gonnering asked that consideration of whether or not the Plan Commission would like to proceed with a text amendment (unless withdrawn by Steinmetz) to add a conditional use in CES-10 zoning on the April 14, 2020 Plan Commission Agenda. No action taken.

Allowable Height of Outbuildings in CES-5 Zoning:

Following discussion, the Commissioners agreed that the height of an outbuilding should be limited to the height of the house, measured at the front door of the residence to the peak of the roof.

Reports:

Barb Davies reported on calls received regarding property for sale in the Town.

Chairman Gonnering had nothing further to report.

Jerry Carmody asked if Terry Chesak would be required to finish the existing building he has at 6950 CTH M.

Review of any correspondence received:

None.

Adjournment:

It was moved by Joan Baumgartner and seconded by Jerry Carmody to adjourn the meeting at 9:20 P.M. 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 Tuesday, March 17, 2020. 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 14, 2020 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, May 12, 2020 – 7:30 P.M.

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

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

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

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:34 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

Scott Schweizer noted that the numbering of the agenda items needs correction: after #16, the numbering drops to #11, 12, and 13. The numbers should be sequential: 16, 17, 18, 19. It was moved by Ray Werhand and seconded by Jerry Carmody to approve the agenda with the correction of the numbering of the agenda. Voting in favor: 5. Opposed: 0.

Approve the Minutes of the March 10, 2020 Public Hearing; March 10, 2020 Plan Commission Meeting:

It was moved by Bob Roden and seconded by Ray Werhand to approve the Minutes of the March 10, 2020 Public Hearing and Plan Commission meeting. Voting in favor: 4. Opposed: 0. Abstain, not present at either meeting: 1.

Architectural Approval, New Home, Jamestown Lot 100, 6992 Barney Court:

Erv and Kathy Mierow were present and presented a drawing of the home they propose to build, and the colors that will be used. Following review, it was moved by Jerry Carmody and seconded by Bob Roden to approve Mierows' plans. Voting in favor: 5. Opposed: 0.

Architectural Approval, New Home, Jamestown Lot 99, 6988 Barney Court:

Gene and Janet Salzman were present for review of their plans. Following review, it was moved by Scott Schweizer and seconded by Ray Werhand to approve Salzmans' plans. Voting in favor: 5. Opposed: 0.

Preliminary Land Division Consultation, Michael Wirth, 988 Knollwood Road:

Wirth handed out copies of a proposed land division of approximately 5-6 acres from a parcel located at 988 Knollwood Road. The 5-6 acre parcel would be sold to an adjoining property owner. Wirth discussed his plans at length with the Plan Commission. The current access to the parcel from which the 5-6 acre parcel will be divided is only 100XXX feet. Wirth was advised that the driveway corridor to serve the remainder of the parcel must be at least 66' wide. Wirth said

he would make sure of the distance between the acreage to be divided off and the access to the remainder of the parcel. Wirth asked to be scheduled for the June Plan Commission Meeting for preliminary Certified Survey Map review. No action taken.

Sign Recommendation, A Fairway Storage, 1155 STH 33 East:

Luke Weber, owner, presented a number of graphics to illustrate the sign designs he is considering. Weber asked about the possibility of putting a sign on the fence at his location. He is also waiting to hear from WisDOT about the possibility of getting a permit for a pole sign. Weber will return to the June Plan Commission Meeting when it is expected that WisDOT will have responded to the pole sign request. No action taken.

Landscape Plan Approval, A Fairway Storage, 1155 STH 33 East:

Luke Weber handed out copies of his landscape plan. Following review, it was moved by Scott Schweizer and seconded by Jerry Carmody to approve Weber's landscape plans for A Fairway Storage. Voting in favor: 5. Opposed: 0.

Preliminary Certified Survey Map Approval, Ron Champeny:

Champeny has decided not to proceed with his land division at this time. No action taken.

Section 380-20(H)(2) – R-4 Zoning, Side Yard Setback:

The current side yard setback in R-4 zoning is ten (10) feet. R-4 zoning has been assigned to residential properties in the Scenic Drive Sanitary District. A resident on Scenic Drive, Gary Staral, has asked if the Plan Commission would recommend a change in the R-4 Zoning District to a five-foot side yard setback. Staral would like to construct an addition to his existing attached garage but cannot meet the 10' setback required for that addition. The Plan Commission discussed the request. The Plan Commission was not in favor of changing the 10' setback.

Chairman Gonnering asked that Agenda Item 17, Questions and Comments, be considered at this time.

Roland Gauger presented a drawing of a possible division of his property. A flag lot would be part of the proposal. Rezoning could be required. The Plan Commissioners advised Gauger that a flag lot would be considered as part of a division of his property.

Section 174-19(A)(7) – Pavement Materials for Driveways, Concrete in the Road Right-of-Way:

Chairman Gonnering asked for comments on the current driveway standards. Current standards do not permit concrete in the road right-of-way, so the final 10' of driveway surface cannot be concrete. Some recently installed driveways are surfaced entirely in concrete. Gonnering noted no plow incidents or damage to Town equipment that he is aware of. The consensus of the Commissioners was to leave the current ordinance as is, no concrete in the road right-of-way.

Elect Vice Chairperson of the Plan Commission:

It was moved by Bob Roden and seconded by Ray Werhand to nominate Scott Schweizer Vice Chairperson of the Plan Commission. Voting in favor: 5. Opposed: 0.

Recognize Tony Thoma as Alternate Member Plan Commission:

Chairman Gonnering introduced Tony Thoma, the newly appointed alternate member of the Plan Commission.

Reports:

Barb Davies reported that building and zoning has been busy. Eight new home permits have been issued since January 1, 2020.

Chairman Gonnering had nothing further to report.

Questions and Comments:

Discussed 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 9:08 P.M. Voting in favor: 5.

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 Friday, May 29, 2020. 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 9, 2020 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, June 9, 2020 – 7:30 P.M.

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

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

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

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

It was moved by Bob Roden and seconded by Joan Baumgartner to approve the Agenda as presented. Voting in favor: 6.

Opposed: 0.

Approve the Minutes of the May 12, 2020 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Scott Schweizer to approve the Minutes of the May 12, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Certified Survey Map – Brian Buckman:

The Plan Commissioners reviewed the Map and the Town Engineer's Comments. It was moved by Joan Baumgartner and seconded by Tony Thoma to recommend approval of the Map contingent on incorporating the engineer's corrections into the map. Voting in favor: 6. Opposed: 0.

Preliminary Certified Survey Map Review – Michael Wirth:

The Commissioners reviewed the map. Rezoning will be required as the property to be divided will be purchased by neighbors and merged with the neighbors' property (zoning CES10). The Plan Commissioners advised Wirth to move ahead with the rezoning hearing and submission of a Certified Survey Map for the July 14, 2020 Plan Commission meeting.

Preliminary Land Division Review, Preliminary Certified Survey Map Review – Jeremy Frank:

The Plan Commissioners reviewed the Map. The Engineer's comments have not yet been received. Frank proposes to create an outlot immediately behind his residence on Terry Jak Drive. The Commissioners discussed the outlot proposal with Frank's surveyor, Don Thoma.

Following discussion, it was moved by Scott Schweizer and seconded by Bob Roden to recommend approval of Frank's Certified Survey Map contingent on incorporation of any engineer's corrections into the map. Voting in favor: 6. Opposed: 0.

Sign Recommendation – A Fairway Storage, Luke Weber:

Luke Weber explained that state regulations for a sign on a state highway say that the sign can't be taller than the business building; can't be in the right-of-way; and can't overhang the fence, among other provisions. Weber proposes a sign 12' tall, 4' X 8', two sided. It was moved by Scott Schweizer and seconded by Joan Baumgartner to approve Weber's sign proposal for A Fairway Storage, 1155 STH 33 East. Voting in favor: 6. Opposed: 0.

Sign Recommendation – Elderberry Farms, LLC - Billie Rathke, Barn Weddings:

Rathke handed out copies of her proposed sign, an antique headboard that will say "Elderberry Farms LLC" on both sides. The sign will be 60.5" wide by 43" high. Illumination will be solar LED lighting. It was moved by Dennis Kay and seconded by Bob Roden to approve the signage. Voting in favor: 6. Opposed: 0.

Preliminary Plan Discussion and Review – 2-acre lot in the Industrial Park, Dennis Simniok, DMD Trucking:

Simniok explained that he is looking at a 2-acre lot for sale in the Park, and would be building a small shop to work on his trucks. DMD Trucking currently operates its business from a location on the corner of Cal Drive and CTH NN. Simniok asked that permitted uses in zoning district M-1 be amended to specifically include "trucking" as a permitted use.

Simniok then asked what the status is on paving the road, specifically Lor Drive. Chairman Gonnering answered that the roads in the Industrial Park are all private roads. Discussion followed.

Section 380-20(H)(2) - R-4 Zoning, Request for a change in the Side Yard Setback:

Barb Davies handed out copies of the section of the Town Zoning Map including Scenic Drive, the only district in the Town with R-4 zoning (single family sewer). The current side-yard setback is 10'. Gary Stalal has requested a change to a 5' side yard setback to allow him to enlarge his existing attached garage. Scott Schweizer said that he is not in favor of changing the zoning for just one person. Ray Werhand agreed with Schweizer. The Plan Commissioners discussed the request with Stalal. Dennis Kay asked Stalal if he could buy additional footage from a neighbor. Joan Baumgartner also said she was not in favor of a change. No action taken.

Reports:

Barb Davies reported that zoning and building have been busy.

Chairman Gonnering reported lots of ditching work on S. Church Road. Gonnering reported that Jerry Carmody has resigned from the Plan Commission due to health concerns. Gonnering has asked Tony Thoma, formerly an alternate member, to serve as a regular member of the Plan Commission.

Questions and Comments:

Dennis Kay asked what the status was on removal of the shed in the front yard on Maple Road.

Ray Werhand asked for an update about the possibility of a cider business on CTH I. Werhand also asked about the status of the cleanup of an accumulation of junk on CTH I.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:34 P.M. Voting in favor: 6.

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 Friday, June 12, 2020. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its July 14, 2020 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, July 14, 2020 – 7:30 P.M.

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

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

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

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Ed Doerr, Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the June 9, 2020 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Dennis Kay to approve the Minutes of the June 9, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Approve Resolution Z2020-07-01, Rezoning, 988 Knollwood Road:

It was moved by Joan Baumgartner and seconded by Ray Werhand to approve Resolution Z2020-07-01, recommending approval of the rezoning petition of Elizabeth Wirth and Kristin Eickhorst. Voting in favor: 6. Opposed: 0.

Certified Survey Map Recommendation, Wirth/Eickhorst:

It was moved by Joan Baumgartner and seconded by Scott Schweizer to recommend approval of the Certified Survey Map with the requirement that corrections 1 and 2 from the Town Engineer be incorporated into the map; and that item 3, requirement for soil borings, be waived as this parcel will be attached to a parcel with an existing residence and septic system. Voting in favor: 6. Opposed: 0.

Approve Resolution Z2020-07-02, Amending 380-27(B) and 380-107(L)(10), Town Code of Ordinances:

Joan Baumgartner asked for the following correction to the proposed amendment of Section 380-107: add the words "and roadways" after the words "neighboring properties" in proposed section 380-107(L)(10)(6)e. It was moved by Dennis Kay and seconded by Tony Thoma to approve Resolution Z2020-07-02 with Baumgartner's correction. Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation - John Peters:

Peters presented plans for eight lots to be created by Certified Survey Map. The Plan Commissioners discussed the plans with Peters and advised him to proceed with a Certified Survey Map.

Architectural Approval, Landscape Design Approval, Outbuilding in CES-10 – Timothy Brader:

It was moved by Scott Schweizer and seconded by Bob Roden to approve Brader's building and landscape plans as presented. Brader is required to remove a canvas outbuilding when this new building is completed. Voting in favor with the stipulation that the canvas building be removed: 6. Opposed: 0.

Addition of New Conditional Use to CES-10 zoning – Hard Cider Processing and Canning:

Alec Steinmetz explained to the Commission that he was once again seeking a conditional use permit to operate a hard cider canning and processing business at 1130 Decorah Road. Steinmetz said that he had been unaware that a Town permit was needed to do that. Tony Thoma asked about the current status of the business, operations, storage, etc. at the site. Ray Werhand asked if any required permits for the electrical work had been taken out. Alec answered that he was only using what was already there. Scott Schweizer asked about heating. Steinmetz answered that he is using space heaters. Joan Baumgartner said that she would not necessarily be opposed to an additional conditional use in CES-10 if the right restrictions and conditions could be incorporated into the conditional use. Ray Werhand disagreed, stating that he did not see this as a conditional use fitting in CES-10 zoning. Bob Roden asked if this was Alec's sole livelihood, and Steinmetz said he currently works a part-time job while trying to get this business off the ground. The Plan Commissioners asked numerous questions about the operation of the business and the volume of hard cider currently being produced.

Barb Davies said she did not know specifically what conditions could be put in a conditional use permit and would like to confer with Town Attorney Tim Schoonenberg before an ordinance amendment is drafted. Bob Roden was in favor of forwarding the main points of discussion to Tim for advice. The Plan Commissioners agreed that "manufacturing" is not a use that should be permitted in CES-10, meaning that the cider processing would need to be narrowly defined. Davies will follow up and report back in August.

Comments and Questions – Moved from Agenda Position 14 to #13, Prior to Reports:

Vitaliy Godlevsky presented plans for remodeling a cottage currently on his property. Godlevsky was advised to proceed with a land division Certified Survey Map to create a separate parcel for the cottage.

Dennis Kay asked about a pool at Blue Lotus; how many unrelated people can occupy a residence; and how long it takes to get the wheel on a garbage cart fixed. One of his neighbors reports a 5-week wait for a garbage cart repair; one reports numerous people who seem to be living at a home in the neighborhood.

Reports:

Barb Davies reported that building and zoning have been busy.

Joe Gonnering reported that a stop work order was issued to a resident doing work on a home without a permit. Inquiries have been received re: land divisions.

Joan Baumgartner asked if the Town's ordinances could be changed to define the "front yard" of a property as the side that faces the road or the designed front of the house. Town ordinances define the front yard as the side that faces the road unless the property has lake or river frontage. In that case, the front yard is the side of the house that faces the river/lake.

Dennis Kay asked about Plan Commissioner training. Barb Davies will check on it.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Scott Schweizer to adjourn the meeting at 9:05 P.M. Voting in favor: 6.

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 Friday, July 17, 2020. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its August 11, 2020 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, August 11, 2020 – 7:30 P.M.

Place: Town of Trenton Town Shop (Conflict with 8/11/2020 Election), 1071 Highway 33 East, West Bend, WI 53095

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

Chairman Gonnering stated that the Pledge of Allegiance would not be recited as the United States flag is in the Election area.

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

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

Approve the Minutes of the July 14, 2020 Plan Commission Meeting:

It was moved by Scott Schweizer and seconded by Dennis Kay to approve the Minutes of the July 14, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Certified Survey Map Recommendation – Chuck Fechter, 1203 Decorah Road:

It was moved by Scott Schweizer and seconded by Joan Baumgartner to table recommendation to the Plan Commission Meeting of September 8, 2020. A question about currently existing outbuildings needs to be resolved, and Engineer Burt Naumann's comments have just been received. Voting in favor: 6. Opposed: 0.

Certified Survey Map Recommendation – Vitaly and Tatiana Godlevsky:

The Certified Survey Map is not yet ready and has not been submitted. Surveyor Don Thoma has asked that the recommendation be placed on the September 8, 2020 agenda. No action taken.

Sign Approval - American Companies:

Joan Baumgartner asked whether the proposed sign is advertising the Renner property (Trenton) for sale or is advertising contiguous City of West Bend property. American's representative answered that it is advertising property available in the City of West Bend. Baumgartner and Dennis Kay questioned why it needs to be on a Town of Trenton property. Baumgartner asked for a better description of where it will be placed. Following discussion, it was moved by

Scott Schweizer and seconded by Bob Roden to approve the sign permit application submitted by the American Companies for placement of a sign on John Renner's property at 4926 River Road. Voting in favor: 5. Opposed: 1.

Architectural Approval, Landscape Design Approval, Outbuilding in CES-5 Zoning - Russell and Sara Haeuser: Haeusers were not able to attend the meeting to present their plans but had submitted plans for the shed in advance of the meeting. It was moved by Scott Schweizer and seconded by Bob Roden to issue preliminary approval of the site location and the size of the building, but final approval is subject to more details on the color of the shed and the house plans. This is not a final approval until landscape plans, color, and house plans are presented and approved. Haeusers plan to construct the shed and the house concurrently. Voting in favor of preliminary approval as to location and size: 6. Opposed: 0.

Preliminary Land Division Consultation – Emily Kearns:

Emily Kearns presented her plans for a possible land division of property on CTH Y. Kearns would then consolidate and seek rezoning for the remaining property she owns. The Plan Commissioners advised Kearns to proceed with more detailed plans for the land division.

Addition of New Conditional Use in CES-10 Zoning – Hard Cider Processing and Canning:

Barb Davies reported that Attorney Schoonenberg has determined that a Conditional Use Permit can have an expiration date. Alec Steinmetz read some resident testimonials and people who have signed his petition to allow his business. Discussion followed. Joan Baumgartner said that she could see this more in EA Exclusive Ag zoning than in CES5 and CES 10 – it would be more of a compatible use in EA zoning. Scott Schweizer said that he was in favor of giving it a try. Following additional discussion, Chairman Gonnering asked for a show of hands for and against moving this forward as a possible conditional use in CES-10. For: 3, Tony, Bob, Scott. Against: 3, Dennis, Joan, Ray. Gonnering cast a yes vote to move it forward for possible consideration.

Davies will contact Attorney Tim Schoonenberg for a draft to be considered at the 9/8/2020 Plan Commission Meeting:

Processing and canning of fermented beverages

- 1) CUP limited to CES-10 and EA zoning
- 2) Any other wording recommended by Schoonenberg

Interpretation of Front Yard – Lots with Lake Frontage:

The Plan Commissioners discussed the current ordinances for lots with lake frontage.

Reports:

Barb Davies reported that building and zoning have been busy.

Joe Gonnering reported on blacktopping of Paradise Drive from Church to CTH M, and tree trimming in the Town.

Dennis Kay asked about grading at a site on Decorah – it is the Haeuser construction site.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:55 P.M. Voting in favor: 6. 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 Tuesday, August 18, 2020. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its September 8, 2020 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, September 8, 2020 – 7:30 P.M.

Place: 1071 Highway 33 East, West Bend, WI 53095

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

Chairman Gonnering invited those in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Others in attendance: None.

Approve the Agenda:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Agenda as presented. Voting in favor: 6. Opposed: 0.

Approve the Minutes of the August 11, 2020 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Tony Thoma to approve the Minutes of the August 11, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Certified Survey Map Recommendation – Chuck Fechter, 1203 Decorah Road:

Engineer Burt Naumann's corrections have been made. Soil boring markings are not needed as there is already an existing home on the lot. It was moved by Scott Schweizer and seconded by Bob Roden to approve Fechter's Certified Survey Map. Voting in favor: 6. Opposed: 0.

Certified Survey Map Recommendation – Vitaly and Tatiana Godlevsky:

The Certified Survey Map is not yet ready and has not been submitted. No action taken.

Plan Approval, Dennis Simniok, Commercial Building, 4950 Cal Drive:

Simniok presented drawings for the building he plans to build at 4950 Cal Drive. Commercial plans will be required and have been submitted for state approval. This will be a shop serving DMD Trucking. The current DMD Trucking business at 4916 Cal Drive will remain. It was moved by Dennis Kay and seconded by Joan Baumgartner to approve Simniok's plans for the building. Voting in favor: 6. Opposed: 0.

Approval of Outbuilding in CES-5 Zoning, Russell and Sara Haeuser:
No further information or plans have been submitted. No action taken.

Addition of New Conditional Use in CES-10 Zoning – Hard Cider Processing and Canning:

The Plan Commissioners discussed the status of the possible new conditional use. If an ordinance is to be drafted, the commissioners proposed the following:

- Only allowed in EA, CES-10, A-1 for lots 10 acres or more zoned A-1
- For processing and canning of fermented and unfermented beverages
- DATCP permits required

Barb Davies will email this information to Attorney Tim Schoonenberg.

The Plan Commissioners were unanimous in agreeing that applicant Alec Steinmetz needed to supply a letter from DATCP stating that he had met all necessary DATCP requirements before any further action would be taken on possibly adding a new conditional use to the Town ordinances. No action taken.

Shed-Type Structures Sheltering Outdoor Woodburners:

The Plan Commissioners discussed the status of structures built to shelter outdoor woodburners and wood, specifically whether or not such structures count as sheds when square footage of allowable outbuildings is computed. No action taken.

Reports:

Barb Davies reported that building and zoning have been busy. There will be a Public Hearing prior to the October Plan Commission Meeting.

Joe Gonnering reported that he would be gone in October and would miss the October Plan Commission meeting.

Questions and Comments:

Ed Doerr stated that he did not like allowing attached garages without size limitations on such garages.

Attendance at upcoming Planning & Zoning Seminars:

Dennis Kay, Joan Baumgartner, and Tony Thoma would like to attend all three online seminars; Scott Schweizer, the first and third; and Barb Davies, the first two. Barb Davies will submit the registrations and forward the sign-in information to the individuals interested in the seminars.

Dennis Kay questioned whether there is a weight limit on Rusco Road or Maple Road considering the number of semis using the road. He also asked about what appears to be construction work at an address on South Oak Road.

Tony Thoma asked about the status of an unfinished home on Wallace Lake Road.

Questions and comments: An audience member asked about the location of that unfinished home.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:43 P.M. Voting in favor: 6. 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 Friday, September 11, 2020. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its October 13, 2020 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, October 13, 2020 – 7:30 P.M.

Place: 1071 Highway 33 East, West Bend, WI 53095

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

Vice Chairman Scott Schweizer invited those in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Schweizer called the Plan Commission Meeting to order at 7:34 P.M.

Affidavit of Posting:

Schweizer read the affidavit of posting.

Plan Commissioner Roll Call:

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

Town Board Supervisors in Attendance:

Jeff Esselmann.

Others in attendance: None.

Approve the Agenda:

It was moved by Joan Baumgartner and seconded by Dennis Kay to approve the Agenda as presented. Voting in favor: 6.

Opposed: 0.

Approve the Minutes of the September 8, 2020 Plan Commission Meeting:

It was moved by Ray Werhand and seconded by Joan Baumgartner to approve the Minutes of the September 8, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0.

Recommendation to the Town Board, Resolution Z2020-10-01, Comprehensive Plan Amendment with Accompanying Rezoning, Matthew and Christine Herbst:

Joan Baumgartner stated that this could be considered spot zoning as Herbsts' property is surrounded by properties zoned R3. There are smaller lots on the eastern side of Cascade Drive; there are about 15 lots on the western and northern sides of Cascade, including the Herbst property, that are larger than 5 acres in size. All are presently zoned R3.

Supervisor Ed Doerr arrived at the meeting.

It was moved by Dennis Kay and seconded by Bob Roden to approve recommendation of Resolution Z2020-10-01 to the Town Board. Voting in favor: 6. Opposed: 0.

Architectural and Landscape Approval, Outbuilding in CES-5 Zoning, Matthew Herbst:

Herbst handed out copies of the proposed building. Its colors will be tan and dark brown to coordinate with the house, will measure 24' X 48', and will be surrounded by a gravel apron. Wildflowers will be planted surrounding the edges of the gravel apron. The gravel apron will be very wide at points, maybe 40' wide, as the building is proposed for the site of

a former horse arena. Ray Werhand asked if there will be any outside storage/parking of cars. Herbst said there would be no outside storage or parking of cars. It was moved by Bob Roden and seconded by Dennis Kay to approve Herbst's plans. Voting in favor: 6. Opposed: 0.

Certified Survey Map Review/Recommendation – Vitaly and Tatiana Godlevsky:

Burt Naumann's comments have not yet been received. It was moved by Joan Baumgartner and seconded by Ray Werhand to approve the Godlevsky Certified Survey Map contingent on Burt's corrections. Voting in favor: 6. Opposed: 0.

Animals Allowed in R3 Zoning, CES-5 Zoning:

Barb Davies reported that a discrepancy seems to exist between R3 and CES5 zoning in relation to poultry. R3 requires a minimum of 3 acres and allows 5 chickens per acre; CES5 requires a lot size of 5 acres but allows 5 chickens per 5 acres. A call from a resident with an 8-acre property zoned CES5 recently called to ask about poultry limits. Discussion followed. The Plan Commissioners asked that Davies contact some surrounding municipalities to see what limits exist in their Townships. Ed Doerr suggested that bees also be discussed. Poultry limits will be placed on the December 8, 2020 Plan Commission Agenda for continuing discussion – no action taken.

Size of Attached Garages Allowed:

Current ordinances in all zoning districts allow legally attached garages to be unlimited in size (must meet all setbacks and building requirements). Discussion followed. The Plan Commissioners felt that allowing larger garages was not a current problem in design or appearance and promoted neater properties. The majority of houses currently under construction have 3 ½ car attached garages.

Reports:

Barb Davies reported that it has been a busy month. The next Center for Land Use Education Webinar will be 10/29/2020, "Variances". The possibility of future meetings via Zoom was discussed. Davies will check with Attorney Schoonenberg to see what the requirements would be.

Ray Werhand stated that resident Pat Ryan on Decorah Road has filled his property with even more items for sale, and asked if anything could be done. Davies will email Attorney Schoonenberg about the situation.

Questions and Comments:

None.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:43 P.M. Voting in favor: 6. 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 Tuesday, October 20, 2020. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its November 10, 2020 Meeting.

Minutes from the Town of Trenton Plan Commission Meeting Date
and Time: Tuesday, November 10, 2020 – 7:30 P.M.
Place: 1071 Highway 33 East, West Bend, WI 53095

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

Chairman Joe Gonnering invited those in attendance to stand and join in reciting the Pledge of Allegiance.

Call to order:

Gonnering called the Plan Commission Meeting to order at 7:30 P.M.

Affidavit of Posting:

Gonnering read the affidavit of posting.

Plan Commissioner Roll Call:

Present: Ray Werhand, Bob Roden, Dennis Kay, Scott Schweizer, Tony Thoma, Joan Baumgartner (joined virtually via Microsoft Teams call-in), Zoning Administrator Barbara Davies, Chairman Joe Gonnering.

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Others in attendance: None.

Approve the Agenda:

It was moved by Tony Thoma and seconded by Ray Werhand to approve the Agenda as presented. Voting in favor: 6.
Opposed: 0.

Approve the Minutes of the October 13, 2020 Plan Commission Meeting:

It was moved by Dennis Kay and seconded by Joan Baumgartner to approve the Minutes of the October 13, 2020 Plan Commission Meeting. Voting in favor: 6. Opposed: 0. Ray Werhand mentioned that there had also been a Public Hearing on October 13, 2020; minutes for that meeting have been distributed and also need approval. Davies will place approval of those minutes on the 12/8/2020 Plan Commission Agenda.

Shed Approval in CES-5 Zoning, 6280 Congress, Wai Vang and Thor Xiong:

It was moved by Scott Schweizer and seconded by Bob Roden to approve the plans for the proposed shed to be located at 6280 Congress Drive. Voting in favor: 6. Opposed: 0.

Shed Approval in CES-5 Zoning, 599 Decorah, Russell Haeuser:

The Commissioners reviewed the plans and plat submitted by Haeuser. The property survey shows the proposed shed location to be partially in front of the residence, which is not permitted in CES-5. The Commissioners also asked that the survey show the location of the well and septic system. The Commissioners asked that a professionally drawn survey be resubmitted with the shed moved to a permitted location, and showing the location of the well and septic system. It was moved by Joan Baumgartner and seconded by Dennis Kay to table action on approval to the Plan Commission meeting of December 8, 2020. Voting in favor: 6. Opposed: 0.

Preliminary Concept Plan, 2164 CTH NN, Matt Yogerst:

Yogerst introduced himself as the purchaser of the property located at 2164 CTH NN. Yogerst inquired about the possibility of splitting off the house on a 3-5-acre parcel, and constructing large storage units on the remaining acreage of the parcel. The current zoning on the parcel is M-1 Industrial. The Commissioners discussed the preliminary plans for the parcel. Joe Gonnering stated that the old foundation, silo, and old shed(s) would need to be cleaned up as part of any approval to divide the house + acreage from the total parcel. Dennis Kay asked if there would be a treeline buffer to separate the home parcel from the storage unit parcel. Joan Baumgartner agreed with the tree buffer to separate the two parcels and uses. Yogerst will work on the ideas he has for the parcel, including the lot size to be included with the home (rezoning required). No action taken.

Preliminary Land Division Consultation, Preliminary Rezoning Consultation, Duane Wollner, Wallace Lake Road;

Duane Wollner explained that he has purchased an 18+ acre parcel and plans to divide that parcel into one-acre lots. There will be no interior roads as all driveways will access either Wallace Lake Road, N. Trenton Road, or Glenway. The current zoning is R-3, and rezoning to R-1 will also be sought. The majority of the lots are less than 1.5 acres in size, so the land division will be by plat. Wollner will be seeking rezoning in December 2020, followed by plat approval in February 2021. Dennis Kay asked if there will be curb and gutter. Wollner answered that there will be no interior roads to serve the project. Kay asked about the gas easement on Lot 4. Wollner confirmed the easement, but the building pad on that lot will still be 70' wide. Wollner agreed to do architectural approval on the homes to be constructed on the proposed lots. No action taken – Public Hearing on the rezoning will be scheduled for December 8, 2020.

Reports:

Barb Davies reported that it has been a busy month.

Joe Gonnering reported that it has been busy throughout the Town. New fencing has been installed around the Town Hall yard. The trucks have been readied for snow season.

Dennis Kay asked about chickens. Poultry in CES5 and CES10 will be discussed again at the 12/8/2020 Plan Commission Meeting.

Questions and Comments:

None.

Review of any correspondence received:

None.

Adjournment:

It was moved by Dennis Kay and seconded by Scott Schweizer to adjourn the meeting at 8:25 P.M. Voting in favor: 6.

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 Tuesday, November 17, 2020. Barbara J. Davies, Clerk of the Plan Commission.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its December 8, 2020 Meeting.

Minutes from the Public Hearing – Town of Trenton

Date and Time: February 11, 2020 – 7:25 P.M.

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

Town Board Supervisors Present: Ed Doerr, Jeff Esselmann

Plan Commissioners Present: Joan Baumgartner, Ray Werhand, Jerry Carmody, Bob Roden, Town Board Chairman Joe Gonnering

Chairman Gonnering called the Public Hearing to order at 7:26 P.M. Gonnering read the Notice of Public Hearing called to consider the petition of Luke Weber, owner of land at 1155 STH 33 East, for a Conditional Use Permit for self-storage warehouses/mini warehouses in B-2 Highway Business zoning. Mini-storage buildings are a Conditional Use in B-2 zoning and require a Conditional Use Permit. The property at 1155 STH 33 is currently a vacant lot.

Zoning Administrator Davies noted that Weber had applied for and received a Conditional Use Permit for the project in August 2018 but had decided not to proceed with construction; the previously approved permit expired in August 2019.

Chairman Gonnering asked three times for any further questions or comments. There were no other questions or comments.

Gonnering closed the Public Hearing at 7:30 PM.

Respectfully submitted,

Barbara J. Davies, Clerk of the Plan Commission

Affidavit of Posting:

These Minutes were posted at the Town of Trenton Town Hall on Monday, February 24, 2020. 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 10, 2020 Meeting.

Minutes from the Public Hearing – Town of Trenton

Date and Time: March 10, 2020 – 7:25 P.M.

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

Town Board Supervisors Present: None.

Plan Commissioners Present: Jerry Carmody, Bob Roden, Joan Baumgartner, Ray Werhand, Chairman Joe Gonnering, Zoning Administrator Barb Davies, Town Attorney Tim Schoonenberg.

Chairman Gonnering called the Public Hearing to order at 7:25 P.M. Gonnering read the Notice of Public Hearing called to consider the petition of Turn One Properties LLC, Terry Chesak, owner, for a Conditional Use Permit for one self-storage warehouse to be constructed at his property located at 6950 CTH M. Chesak currently has a business located at that address, and the property is zoned B-2 Highway Business District. Self-storage warehouses are a conditional use in B-2 zoning.

Chesak provided drawings of the building he would like to construct. There will be ten units in the building; each unit will be 25' wide by 52' long.

Chairman Gonnering asked three times for any further questions or comments. There were no other questions or comments.

Gonnering closed the Public Hearing at 7:28 PM.

Respectfully submitted,

Barbara J. Davies, Clerk of the Plan Commission

Affidavit of Posting:

These Minutes were posted at the Town of Trenton Town Hall on Tuesday, March 17, 2020. 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 14, 2020 Meeting.

Minutes from the Public Hearing – Town of Trenton
1071 State Highway 33 East, West Bend, WI 53095
Date and Time: July 14, 2020 – 7:15 P.M.

Town Board Members present: Chairman Joe Gonnering, Supervisor Jeff Esselmann
Plan Commissioners Present: Dennis Kay, Bob Roden, Scott Schweizer, Joan Baumgartner, Ray Werhand,
Tony Thoma

Chairman Gonnering called the Public Hearing to order at 7:15 P.M. Gonnering read the introductory section of the Public Hearing notice called to consider the Town’s ordinances as follows:

Section 380-27, M-1 Industrial District: Amend Section B, permitted uses, as follows: Add Trucking as a permitted use.

Section 380-107(L)(10)CES-5 Accessory Structures: Repeal the existing section and replace it with a revised Section 380-107(L)(10) Accessory Structures in CES-5. The revised section allows larger accessory structures on lots zoned CES-5 but larger than 5 acres; and imposes additional conditions on approval of the larger structures.

Gonnering asked for any questions or comments. Joan Baumgartner asked for the following correction to section (10)(b)(6)(e): add the words “and roadways” to the phrase “or encroach upon neighboring properties” in the section dealing with light spill.

There were no other questions or comments. Gonnering closed the Public Hearing at 7:20 P.M.

Respectfully Submitted,

Barbara Davies, Clerk of the Plan Commission

Minutes from the Public Hearing – Town of Trenton
1071 State Highway 33 East, West Bend, WI 53095
Date and Time: July 14, 2020 – 7:25 P.M.

Town Board Members present: Chairman Joe Gonnering, Supervisor Jeff Esselmann
Plan Commissioners present: Dennis Kay, Bob Roden, Scott Schweizer, Joan Baumgartner, Ray Werhand,
Tony Thoma

Chairman Gonnering called the Public Hearing to order at 7:25 P.M. Gonnering read the Notice of Public Hearing called to consider the petition of Elizabeth Wirth and Kristin Eickhorst to amend the Town of Trenton Zoning Map by rezoning a 4.499-acre parcel to be divided from an existing 64.26 acre parcel from EA Exclusive Agricultural to CES-10 Country Estates (10 acres minimum). The rezoning is requested to facilitate a sale of the 4.499-acre parcel to an adjoining property owner.

Gonnering asked three times for any questions or comments on the petition. There were no questions or comments.

Gonnering closed the Public Hearing at 7:25 P.M.

Respectfully submitted,

Barbara Davies, Clerk of the Plan Commission

Affidavit of Posting: The Minutes from Public Hearing #1 and Public Hearing #2, held July 14, 2020, at 7:15 P.M. and 7:25 P.M. respectively, were posted at the Town of Trenton Town Hall on Friday, July 17, 2020. Barbara Davies., Clerk of the Plan Commission