

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, August 9, 2022 – 7:30 P.M.

Place: Town of Trenton Hall (Held in Town Hall Shop, conflict with Primary Election), 1071 Highway 33 East, West Bend, WI 53095

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

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

Call to order:

Chairman Joe 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, Tony Thoma, Joan Baumgartner, Dennis Kay, Scott Schweizer, Alternate Jay Koenitzer, Zoning Administrator Barbara Davies.

Town Board Supervisors in Attendance:

Jeff Esselmann, Ed Doerr.

Others in Attendance:

Jamestown Condominium Homeowners Association Representatives Glen and Kari Beder.

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 July 12, 2022 Plan Commission Meeting; Public Hearing Minutes of June 14, 2022:

It was moved by Ray Werhand and seconded by Bob Roden to approve the Minutes of the July 12, 2022 Plan Commission Meeting and the Minutes of the June 14, 2022 Public Hearing. Voting in favor: 6. Opposed: 0.

Architectural Approval, New Homes, Lots 48 and 50 – Diamond Holdings LLC:

John Laufer of Diamond Holdings presented enlarged drawings of the homes proposed for lots 48 and 50. Markings on the drawings indicate the stone required by the Condominium Association for the

front facade of each home. Several other handwritten markings were discussed by the Commissioners, Laufer, and the Jamestown representatives. It was moved by Joan Baumgartner and seconded by Scott Schweizer to approve the plans submitted for lots 48 and 50 subject to the following specified colors:

Lot 48: weathered stone, driftwood siding, grey shingles

Lot 50: castle rock stone, dark grey siding, granite shingles

Voting in favor: 6. Opposed: 0.

Preliminary Land Division Consultation, Mark Backhaus – Paradise Drive:

Mark Backhaus explained his proposal to divide two parcels on the south side of Paradise Drive into four lots. The total acreage of the parcels is approximately 56.8 acres. The Plan Commissioners asked several questions about the plans, including clarification of the parcels to be divided. Rezoning and amendment of the Town's 2050 Plan will be required. Backhaus was advised to proceed with preparation of a Certified Survey Map. Preliminary discussion only, no action taken.

Preliminary Land Division Consultation, Esselmann Trust – Poplar Road:

Jeff Esselmann explained the request by the Esselmann Trust to divide off a lot with an existing residence on it, creating a parcel of about two acres with the residence. Rezoning and amendment of the Town's 2050 Plan will be required. The size of the shed on the proposed 2-acre parcel will need to be determined. Esselmann was advised to proceed with preparation of a Certified Survey Map. Preliminary discussion only, no action taken.

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

Chesak is reapplying for a Conditional Use Permit for storage units at his business location, 6950 County Highway M. The largest change is that the current application is for three smaller storage units; the previous application had been for one larger unit. Chesak has obtained an erosion control permit for the project, but a county permit/requirement for turnout lanes still needs to be obtained. The Commissioners discussed a fencing requirement specified in the older CUP application. Chesak did not want to install a fence. The Commissioners concluded that the site is secluded and that security would be Chesak's responsibility – no fence required. It was moved by Scott Schweizer and seconded by Tony Thoma to recommend approval of Chesak's Conditional Use Permit contingent on Chesak's compliance with the County's requirement for turnout lanes at the site. Voting in favor: 6. Opposed: 0.

Continuing Discussion, Environmental Corridors:

Davies had no further information on Environmental Corridors.

Reports:

Davies reported that there will be two Public Hearings prior to the 9/13/22 Plan Commission meeting: Consideration of an ordinance amendment to conditional uses in M-1 zoning to allow the breeding of Bengal cats; and a consideration of a conditional use permit submitted to allow the boarding of horses at a farm on Poplar Road.

Joe Gonnering reported completion of a lot of shouldering work; most of the blacktopping work has been finished but some additional blacktopping work will be done. Only one complaint has been received about the cost of culverts on Wallace Lake Road.

Correspondence Received:

None.

Questions & Comments:

Dennis Kay asked about culverts and concrete driveways in the Paradise Hills Subdivision.

Glen Beder reported that Fred Kimble has moved to Cedarburg but remains available to answer questions for the Condo Association Board, now taking on the responsibility for keeping an eye on what is going on.

Ray Werhand asked about the status of a junk cleanup and razing of a collapsed home on Evergreen Road. Werhand added that he thought the election congestion today was too much with many people waiting in line to check in to vote.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 8:58 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 and the official Town of Trenton website townoftrenton.wi.gov on Wednesday, August 17, 2022. 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 13, 2022 Meeting.