

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, September 13, 2022 – 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.

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

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.

Others in Attendance:

Attorney Tim Schoonenberg.

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 August 9, 2022 Plan Commission Meeting; Public Hearing Minutes of August 9, 2022:

It was moved by Dennis Kay and seconded by Scott Schweizer to approve the Meeting Minutes and the Public Hearing Minutes of August 9, 2022 with the following correction: Jay Koenitzer and Dennis Kay should both be listed as present and in attendance for the Public Hearing of August 9, 2022. Voting in favor as corrected: 6. Opposed: 0.

Architectural Approval, New Homes, Lot 93, 6951 Barney Court – Jordan Schwanz:

Joan Baumgartner asked if the Jamestown Condominium Association approved the plans. Davies confirmed that an approval email and letter have been received. It was moved by Scott Schweizer

and seconded by Joan Baumgartner to issue architectural approval for Lot 93. Voting in favor: 6.
Opposed: 0.

Certified Survey Map Recommendation – Edwin and Patricia Doerr:

The final Certified Survey Map has not been received – no action taken.

Certified Survey Map Recommendation – Kurer Family Trust:

The final Map has been received for approval. Copies were included in the materials sent to the Commissioners prior to this meeting. It was moved by Scott Schweizer and seconded by Ray Werhand to recommend approval of the Map to the Town Board. Voting in favor: 6. Opposed: 0.

Preliminary Certified Survey Map Review, Esselmann Revocable Trust:

The final map has been submitted and all requested corrections have been made. No action taken – a 2050 Plan Amendment and rezoning are required and will be scheduled for Public Hearing 11/8/22. The Certified Survey Map will be on the agenda for an approval recommendation at the 11/8/22.

Architectural Approval, Shed in CES-10 Zoning – Edward & Barbara Eckert:

Ed and Barbara Eckert presented their plans for construction of an outbuilding on their property on Knollwood Road. Eckert stated that they will be deconstructing, moving, then rebuilding an existing barn. Eckert presented photos of the barn that will be moved. It was moved by Scott Schweizer and seconded by Tony Thoma to approve Eckerts' plans. Voting in favor: 5. Opposed: 0. Abstain: 1 (Baumgartner, barn is located on and will be moved from her property).

Recommendation to the Town Board, Conditional Use Permit – Julie Sueoka and James Stefaniak:

The Commissioners discussed the application submitted by Julie Sueoka and James Stefaniak for horse boarding on their property. Scott Schweizer and Bob Roden stated that it was a good use of the property. It was moved by Schweizer, seconded by Roden to recommend approval of the Conditional Use permit. Chairman Gonnering opened the motions to discussion. Ray Werhand stated that the Plan Commission has not addressed the concerns of the neighbor with runoff from the property. Werhand pointed out that the Commission has repeatedly addressed water runoff from other properties in other situations. Werhand questioned why the Commission is not addressing this. Chairman Gonnering asked Michael Bazelon to leave the meeting after Bazelon did not abide by Gonnering's repeated requests to stop talking and interrupting. Bazelon complied. Gonnering suggested a survey to determine the property elevations and evaluate drainage. The County's requirements for proper manure storage must be met. Suggested hours of operation are 8 AM to 11 PM for boarders (except for medical treatments/emergencies). Scott Schweizer agreed to amend his motion to include those three changes; Bob Roden seconded the amended motion. Voting in favor: 6. Opposed: 0.

Recommendation to the Town Board – Ordinance Amendment to M-1 Industrial Zoning to add Breeding of Bengal Cats as a Conditional Use:

Barb Davies explained that a request has been made for breeding of Bengal cats and kittens in a vacant office in a building on Stockhausen Drive. The building is zoned M-1 Industrial. Breeding of Bengal cats is not a permitted or Conditional Use in M-1. Scott Schweizer stated that he was not opposed to the addition. Joan Baumgartner stated that she was opposed to adding it as there are already zoning districts that allow it. Baumgartner added that the business should be located in a zoning district where it is already permitted. The request has been made by Shaylee McGuire, not a resident of Trenton, who would like to take advantage of the vacant office to start her business. McGuire did say in a previous appearance before the Plan Commission that this would be short-term until she could find a home in Trenton. Ray Werhand said that he is opposed to changing a zoning use for a short-term process and is opposed to creating this use in M-1 for one person. Tony Thoma asked whether the permit would be issued to a person or a property. Jay Koenitzer said that he did not think this was a good fit in M-1 Zoning. Attorney Schoonenberg said that he had received information from Bob Roden suggesting that the permit runs with the property. Schoonenberg will have an answer for the Board at the 9/20/22 Town Board meeting. Joe Gonnering said he was also opposed to changing the M-1 ordinance for one person. It was moved by Joan Baumgartner and seconded by Ray Werhand to recommend denial of the proposed ordinance change to the Town Board. Voting in favor of denial of the ordinance change: 3. Voting to recommend adding the Conditional Use to M-1 zoning: 3. Tiebreaker: Chairman Gonnering, votes to deny the ordinance change. The Plan Commission recommends that no Conditional Use for breeding of Bengal cats and Bengal kittens be created.

Reports:

Barb Davies reported on upcoming meetings and issues with the 11/8/22 Plan Commission Meeting. Alternative dates to the 11/8/22 meeting date were discussed due to the conflict with the election.

Joe Gonnering asked that Agenda item #15 be changed to read “Comments” on future agendas. Gonnering will miss the October meeting, as will Scott Schweizer.

Questions and Comments:

Greg Meyer reported water on his property since the new Wallace Lake Supper Club parking lot was constructed. Meyer lives at 2485 Wallace Lake Road. Joe Gonnering said the problem is caused by collapse of a culvert under the land where the weed eater is stored. Gonnering advised Meyer to call Wallace Lake Sanitary District Board Member Ken Mastenbrook.

Bob Falk reported lots of water draining onto his property in the past.

Kathy Lauters stated that she was disappointed in the interpretation of the water drainage issue on the Sueoka/Stefaniak CUP application.

Dennis Kay asked about a business sign in the right-of-way at 5480 Maple Road.

Review of Any Correspondence Received:

Davies reported no correspondence other than that already reported at the Conditional Use Permit Public Hearing.

Adjournment:

It was moved by Dennis Kay and seconded by Joan Baumgartner to adjourn the meeting at 9:20 PM.

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 Tuesday, September 20, 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 October 11, 2022 Meeting.