

Draft of Unofficial Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, May 9, 2023, 7:30 p.m.

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

Attendance: 37 residents, 9 board members.

1. Call to order: Chairman Lipscomb called the meeting to order at 7:30 p.m.
2. Pledge of Allegiance: Lipscomb invited those in attendance to stand and join in reciting the Pledge of Allegiance.
3. Affidavit of Posting: Lipscomb confirmed that the meeting notice was properly posted. The Town Hall is at capacity, you're welcome to leave after your business is complete.
4. Plan Commission members present: Bob Roden, Joan Baumgartner, Ray Werhand, Dennis Kay, Scott Schweizer, Alternate Jay Koenitzer. Other Town officials present: Chairman Mike Lipscomb, Town Administrator Cindy Komro, Clerk Heather Krueger, Town Board Supervisors Barb Davies, Ed Doerr. Excused: Tony Thoma.
5. Review and Accept Agenda: **Kay moved and Schweizer seconded to approve the agenda as presented. Motion carried 6-0.**
6. Approve Minutes of April 11, 2023, Plan Commission Meeting: **Roden moved and Koenitzer seconded to approve the minutes of April 11, 2023, Plan Commission meeting as presented. Motion carried 6-0.**
7. Plan Commission Monthly Meeting Day and Time: **Roden moved to hold the regular monthly meeting of the Plan Commission on the second Monday of each month beginning at 7:00 PM, seconded by Schweizer. Motion carried 6-0.**

[Roden recuses himself]

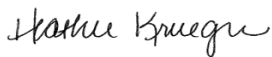
8. Preliminary: Petition to Amend Zoning Ordinance Regarding Maximum Livestock in EA Exclusive Agricultural District: Komro presented the request; no formal application has been submitted. Attorney Ian Prust presented facts and advice, the two best options would be to make this a Permitted Use, or to create a CUP with provisions.

[Roden rejoins the meeting]

9. Preliminary: Conditional Use Permit Application: Allowing higher numbers of domestic stock, Bryan and Billie Rathke, 310 Knollwood Rd, Tax Key T11_062800F: Komro presented the request, no formal application has been submitted. The Rathke's would like to have a CUP for this property to make it legal non-conforming use as they have had 75 head of cattle at this property for years and there have been no complaints or objections. Lipscomb would like to help the Rathke's find a solution.
10. Preliminary: Application and Petition for Rezoning from R-1 to R-3, Brian Bunzel and Joy Schroeder, 6725 N Trenton Road, Tax Key T11_017100B: Per Schroeder, they were not aware of the rezoning and do not want to be zoned R-3, They would rather be zoned Agricultural and suggested A-1. It was explained that the entire town rezoned when the 2050 Plan was reviewed, there were public input meetings as well as Public Hearings held. Rezoning the property to A-1 would be more restrictive and not advised.
11. Architectural Approval: New Home –Lot #67 Jamestown East Condo Association, 2115 Mapledale Dr, Tax Key T11_0158067: This has been approved by the Jamestown East Condo Association. **Baumgartner moved to approve with the colors as presented, seconded by Werhand. Motion carried 6-0.**
12. Architectural Approval: New Home –Lot #55 Jamestown East Condo Association, 2114 John Ct, Tax Key T11_0158054: Not approved by Jamestown East Condo Association.
13. Architectural Approval: New Home –Lot #56 Jamestown East Condo Association, 2110 John Ct, Tax Key T11_0158055: Not approved by Jamestown East Condo Association
14. Architectural Approval: New Home –Lot #62 Jamestown East Condo Association, 2109 John Ct, Tax Key T11_0158056: Not approved by Jamestown East Condo Association
15. Architectural Approval: New Home – Lot #62 Jamestown East Condo Association, 2116 Mapledale Dr, Tax Key T11_0158062: This has been approved by the Jamestown East Condo Association. Colors: Roof – Granite, Siding – Light Grey, Stone – Charcoal Stone. **Schweizer moved to approve with colors as presented, seconded by Roden. Motion carried 6-0.**

16. Architectural Approval: New Home – Lot #63 Jamestown East Condo Association, 2112 Mapledale Dr, Tax Key T11 0158063: This has been approved by the Jamestown East Condo Association. Colors: Roof – Driftwood, Siding – Blue, Stone – Grey. **Schweizer moved to approve with the colors as presented, seconded by Baumgartner. Motion carried 6-0.**
17. Architectural Approval: New Home – Lot #66 Jamestown East Condo Association, 2111 Mapledale Dr, Tax Key T11 0158066: This has been approved by the Jamestown East Condo Association. Colors: Roof – Majestic, Siding – Khaki, Stone – Marble. **Schweizer moved to approve with the colors as presented, seconded by Baumgartner. Motion carried 6-0.**
18. Architectural Approval: New Home – Lot #71 Jamestown East Condo Association, 6798 Jamestown Dr, Tax Key T11 0158071: Not approved by Jamestown East Condo Association
19. Architectural Approval: New Home – Lot #73 Jamestown East Condo Association, 6780 Jamestown Dr, Tax Key T11 0158073: Not approved by Jamestown East Condo Association
20. Architectural Approval: New Home – Lot #74 Jamestown East Condo Association, 6774 Jamestown Dr, Tax Key T11 0158074: Not approved by Jamestown East Condo Association
21. Architectural Approval: New Home – Lot #75 Jamestown East Condo Association, 6768 Jamestown Dr, Tax Key T11 0158075: Not approved by Jamestown East Condo Association
22. Update: “Front Yard” Definition – Ordinance §380-130 Definitions and word usage: Komro reported that Attorney Schoonenberg advised that no change to the Ordinance definition was needed. Corner lots treat both sides abutting streets as “front yards” for setback rules.
23. Review: Setbacks for Accessory Buildings – Ordinance Conflict: Komro began discussion regarding the wording of the ordinances. The Plan Commission agreed that inconsistencies should be cleaned up and then brought back to the Commission for discussion.
24. Method of Plan Commission meeting notices and materials: Komro asked the Plan Commission members how best to communicate. It was decided that Komro will be sending the agenda and all materials via email and putting paper copies of the packet in a designated mailbox for each member beginning in June.
25. Reports: Town Board Members, Plan Commissioners, Town Clerk, Town Administrator: None
26. Comments: Per Kay: There are construction vehicles parked by the old schoolhouse and it appears new windows and doors have been installed. Per Davies, the building inspector is aware of this, and he has stated that the work being done to date does not require a permit. Lipscomb feels the town should send a letter to the owner with concerns. Per Werhand at 5735 Sand Dr., tree trunks have been removed and sand has been brought in and compacted, not aware of any permits taken out for this. Per Koenitzer, has received questions of why accessory buildings can't be built in the front yard when the house is set back, and no one from the road would be able to see, can the board make exceptions to this. Per Baumgartner, regarding public hearings and notifying neighboring properties she feels notification should be sent to a greater perimeter of neighbors, more than the 200 feet in our ordinances. Lipscomb: Apologized for John Laufer, Diamond Holdings for not being prepared, this will not happen again. Lipscomb is looking forward to working with the plan commission and getting to know everyone.
27. Review of Correspondence Received: None.
28. **Adjourn: Kay moved and Roden seconded to adjourn at 9:35 p.m. Motion carried 6-0.**

Respectfully submitted,



Heather Krueger, Town Clerk

Affidavit of Posting: These Minutes were posted on the Town of Trenton Town Hall Bulletin Board at 1071 STH 33 East, West Bend, WI on May 12, 2023. Heather Krueger, Town Clerk.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its June 2023 meeting.