

Minutes from the Town of Trenton Plan Commission Meeting

Date and Time: Tuesday, April 12, 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.

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, Scott Schweizer, Zoning Administrator Barbara Davies. Excused: Dennis Kay.

Town Board Supervisors 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: 5. Opposed: 0.

Approve the Minutes of the March 8, 2022 Plan Commission Meeting, March 8, 2022 Public Hearing:

It was moved by Joan Baumgartner and seconded by Tony Thoma to approve the Minutes of the March 8, 2022 Plan Commission Meeting and the March 8, 2022 Public Hearing. Voting in favor: 5. Opposed: 0.

Fence Approval in M-1 Zoning – 4975 Cal Drive, StorSafe of Trenton LLC:

The Plan Commissioners reviewed the plans submitted by Elmdale Partners LLC for proposed installation of fencing at the storage units located at 4975 Cal Drive. The application is submitted for perimeter fencing, black vinyl chain link, 6' in height, with locking gates. Warren Gary, Director of Development for Elmdale Partners, and Jim Sallet, Project Manager, explained the proposal. The fencing is expected to improve the site by providing greater security. Joe Gonnering asked if there would be one or two driveway access points. Joan Baumgartner asked where the on the lot the RV

parking will be. It was moved by Scott Schweizer and seconded by Joan Baumgartner to approve the plans for the fencing installation. A permit application for the fencing will be submitted.

Preliminary Land Division Consultation – Eric Lentz, 1822 Decorah:

Eric Lentz presented a preliminary Certified Survey Map for a 2-lot land division of his property at 1822 Decorah Road. Washington County approval for a shared access onto Decorah Road has been secured. Rezoning will be required as the larger of the two proposed lots has enough acreage but not enough road frontage to remain in Country Estates zoning. The Commissioners advised Lentz to move forward with his plans. A Public Hearing for the rezoning will be scheduled for June.

Architectural Approval, New Home – Lot 94, 6954 Barney Court:

It was moved by Joan Baumgartner and seconded by Ray Werhand to grant architectural approval for the home plans for Lot 94, 6954 Barney Court. Voting in favor: 5. Opposed: 0.

Architectural Approval, New Home – Lot 76, 6762 Jamestown Drive:

It was moved by Ray Werhand and seconded by Joan Baumgartner to grant architectural approval for the home plans for Lot 76, 6762 Jamestown Drive. Voting in favor: 5. Opposed: 0.

Revised Architectural Approval, New Home – Lot 101, 6996 Barney Court:

Fred Kimble (Jamestown Condo Association) stated that approval was previously granted for the plans, and this letter from the Condo Association recaps amendments to the amount of stone on the exterior, and an interior design change. No second review by the Plan Commission is required.

Gazebo Approval in CES-5 Zoning – 599 Decorah, Russ Haeuser:

It was moved by Joan Baumgartner and seconded by Scott Schweizer to approve Haeuser's gazebo plan, with the requirement for a landscape plan for the area around the building to be waived. Voting in favor: 5. Opposed: 0.

Continuing Discussion, Time Permitting – Environmental Corridors, Open Loop Geothermal Systems:

Open loop geothermal systems were discussed briefly. Davies will pull together a draft ordinance banning open loop systems for Plan Commission consideration.

Reports:

Barb Davies reported lots of fence permits. The Plan Commission discussed whether or not a survey should be required for a fence permit.

Chairman Joe Gonnering reported a complaint on a septic installation on CTH NN, and also some work on a garage that is on the lot line at a bordering property. Road salt from the 2021-2022 winter season is in the salt shed and will be saved for winter 2022-2023.

Questions and Comments:

Scott Schweizer reported no fire sign at the Land Trust site on Lovers Lane.

Ray Werhand reported that Jerry Thull has piles of styrofoam sitting outside his sheds. Werhand questioned whether Thull's zoning allows outside storage.

Joan Baumgartner reported that large piles of stumps are being burned at the Rathke property on Knollwood/CTH M. She questioned whether such burning is allowed.

Correspondence Received:

None.

Adjournment:

It was moved by Ray Werhand and seconded by Bob Roden to adjourn the meeting at 8:35 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 Tuesday, April 19 , 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 May 10, 2022 Meeting.