

Town of Trenton

DRAFT of the Unofficial Minutes of the regular meeting of the Town of Trenton Plan Commission held on Monday, April 8, 2024, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Dennis Kay & Scott Schweizer (via Video Conference), Tony Thoma, Joan Baumgartner, Jay Koenitzer. Other Town officials present Chairman Mike Lipscomb, Supervisor Barb Davies, and Supervisor Ed Doerr. Town Administrator Cindy Komro, Town Attorney Jake Curtis, and Clerk Heather Krueger.

Excused: Ray Werhand, Bob Roden

Members of the public: 16

Call to order: Chairman Lipscomb called the meeting to order at 7:00 PM

Pledge of Allegiance: Lipscomb invited those in attendance to stand and join in reciting the Pledge of Allegiance.

Affidavit of Posting: Lipscomb confirmed that the meeting notice was properly posted.

Determination of Quorum: Per Lipscomb, quorum is satisfied.

Review and Accept Agenda: **Kay moved and Thoma seconded to approve the agenda. Motion carried 6-0.**

Approve March 11, 2024, Public Hearing Minutes: Konen petition for Amendments to Town of Trenton Comprehensive Plan and Zoning Map. **Baumgartner moved and Thoma seconded to approve the March 11, 2024, Public Hearing Minutes. Motion carried 6-0.**

Approve March 11, 2024, Plan Commission Meeting Minutes. **Schweizer moved and Thoma seconded to approve the March 11, 2024, Plan Commission minutes. Motion carried 6-0.**

Public Comments:

John Falk, 1747 Terry Dale Dr. is opposed to the town/plan commission redoing the Agricultural Zoning. Currently, there are only six dairy farms, soon to be five, in the town, and does not feel we should be spending the time or money when there are other issues that could be addressed. Why do you want to rewrite a rule book when there are no problems with how it currently is written? The town spent a lot of time on new agricultural zoning which will never be used and was too restrictive to legally enforce. He feels the Plan Commission spends too much time trying to make rules and regulate every little thing that comes before it instead of working with the people and listening to the people of the town. He is tired of the Plan Commission members feeling that control is what their job is, they're here to use common sense and judgment to make decisions, not a biased opinion. He would like to see common sense and good judgment used and not waste taxpayer money to look into the zoning when there is nothing wrong with the way it is now.

Resolution Z2024.04.01, Recommendation to Town Board re: Amendments to the Town of Trenton Comprehensive Plan and the Town of Trenton Zoning Map: Jean Falk, 1707 and 1715 Hwy I (Decorah Rd). A public hearing was held before this meeting, and no public comments were submitted. A change to the CSM was made by Washington County regarding the driveway easement. Baumgartner is concerned that this easement is on one parcel, and it may be a concern with the property owners in the future. Komro explained that both lots will need access to their properties and Washington County will

not allow another access off Hwy I. Komro and Plan Commission members went through the Plan Commission Checklist, Comprehensive Plan Amendment Criteria, and the Zoning Amendment Criteria. **Schweizer moved to recommend approval to the Town Board of Resolution Z2024.04.01 as presented, seconded by Thoma. Motion carried 5-1.**

Recommendation to Town Board re: Certified Survey Map, Jean Falk, 1707 and 1715 Hwy I (Decorah Rd). Baumgartner wants to see the lot line moved to have the driveway easement access on both lots. Davies suggested that since Washington County made this change, this may be the only access to these properties, and the Town needs to allow access. **Thoma moved to recommend approval of the Certified Survey Map dated 04/08/2024 to the Town Board, seconded by Schweitzer. Motion carried 4-2.**

Preliminary Discussion: Agricultural Zoning Ordinance Text Amendments. Per Komro, some things need to be updated and changed in our current zoning, as this has not been done for a long time. Changing the zoning ordinance is more difficult than starting over. There are conflicts with the Town ordinances and the DNR regulations. Komro suggests rewriting the ordinances in tiers. Looking at other organizations in the State that have made changes and updates to their zoning would be helpful. Kay feels doing this in sections would be less overwhelming. Schweizer feels this is a lot of work for only five farms in the town. Attorney Curtis commented that a lot of time and work went into creating the AE zoning. Looking at all of the town zoning as a whole would be less time and work than looking at each zoning district individually. Baumgartner would rather have the Plan Commission take more time than rush this through. She is also interested in receiving public input during the process.

Reports:

Washington County Supervisor Thoma: Is excited to report there is a new buyer of the Samaritan Home. A letter of intent was submitted from EOM Healthcare Group LLC. This company is closely aligned with Washington County's values and goals and will continue to be run as a nursing home.

Komro: Dale Skinkis may be changing his CSM. It is Tornado Awareness Week. The annual meeting is on Tuesday, April 16, 2024 at 6:30 PM.

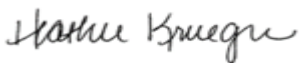
Schweizer: Has anything been done with the Rathke property having too many cows? Komro, yes but we are still waiting for the town attorney to review.

Kay: Is there an update on private well testing near the airport? Komro, no.

Review of Correspondence None.

Adjournment. **Kay moved to adjourn the Plan Commission meeting at 8:05 PM, seconded by Thoma. Motion carried 6-0.**

Respectfully submitted,



Heather Krueger, Town Clerk

These minutes were posted on the town's official website on April 19, 2024.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at the May 13, 2024 meeting.