

Town of Trenton

Official minutes of the regular meeting of the Town of Trenton Plan Commission held on Monday, June 10, 2024, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Dennis Kay, Scott Schweizer, Tony Thoma, Joan Baumgartner, Ray Werhand, Bob Roden. Other Town officials present Chairman Mike Lipscomb, Supervisor Barb Davies, and Supervisor Ed Doerr, Town Attorney Jake Curtis, Town Administrator Cindy Komro, Clerk Heather Krueger.

Members of the public: 11

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: **Werhand moved and Roden seconded to approve the agenda. Motion carried 6-0.**

Approve May 13, 2024, Public Hearing Minutes: Amendments to Comprehensive Plan and Town Zoning Map: Dale & Dawn Skinkis, 6188 Esker Park Ct. **Schweizer moved and Baumgartner seconded to approve the May 13, 2024, Public Hearing Minutes. Motion carried 6-0.**

Approve April 8, 2024, Plan Commission Meeting Minutes. **Thoma moved and Schweizer seconded to approve the April 8, 2024, Plan Commission minutes. Motion carried 6-0.**

Public Comments: None

Pre-Application Concept Review: Comprehensive Plan and Zoning Map Amendments from Agricultural to Business/Industrial for Mini Storage (A-1 to B-1, B-2 or M-1), Tax Key T11_003900, 14.59 acres, owner Tristin Marx. Owner Tristin Marx was not present to discuss. **Baumgartner moved to table the pre-application concept review, seconded by Werhand. Motion carried 6-0.**

Update on Zoning Violation at 310 Knollwood Rd: Per Lipscomb, the goal is to get the property in compliance with the zoning requirements. They currently have 124 animals (including cows, steer, and sheep); some are less than six months old. Chickens were not counted at this time. The town will continue to review, to ensure they are moving toward compliance by not adding any new animals, and actively reducing the number. Schweizer: Can we give them a time limit? Komro, yes, the town would like to have them in compliance within a year. We have a process to track this and will continue to follow up with the owners.

Agricultural Zoning Ordinance Amendments:

Komro presented a binder of information regarding Livestock Facility Siting. Discussion of the current Agriculture Enterprise (AE) District and a model of the AE Zoning provided by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP).

Per Curtis, the models are provided to help the Plan Commission perform an exercise of comparing the model with what the town currently has and then make a decision. Definitions

are helpful to avoid ambiguity and confusion and should be reviewed in detail to ensure they are appropriate and clear.

Komro explains that the town agreed that the town's agricultural ordinances have not been updated for many years. Komro recommends using the Livestock Facility Siting rules in place, as it would help the town monitor more of the issues the Friends of Trenton were concerned with, such as water quality, air quality, and manure hauling. The new ordinances we are discussing would be for new or expanding farms in the town, and certain protections would exist for farms already in the town.

Lipscomb suggests we look to the farmers for guidance with writing the ordinance, including Bob Roden who is a farmer and a member of the plan commission to tell the town what a future farmer might need or desire; the Plan Commission and Board would review and validate, or revise based on their experience, to create an ordinance with appropriate balance.

Specifically stated: "The farmer should be writing this not us, with Bob's input and that's why he is on the Plan Commission, should be telling us what the future farm might need to do and that needs to be validated by all you folks and written into this document."

Kay, we have been talking about previous farms and what's happened in the last 45 years, we don't know what's going to happen in the next 50, we are guessing and predicting.

Komro, regardless of our predictions, we want to rewrite these ordinances, and we have decided that starting over is more efficient. We want to be conscious of what we have and keep what we like but put it in a new format.

Lipscomb, the Friends of Trenton brought us to a point where we need to "save our town" so this is a revision and refresh of the ordinances and we're starting with EA zoning, it doesn't have to be complicated or take a lot of time. The public is going to have input and the plan commission is going to take the time to validate that it makes sense and it's what we want. Doesn't mean we're changing, doesn't mean we want to change or must change, we are validating and clarifying and making the ordinances more consistent.

Baumgartner: commented on Lipscomb's statement regarding the farmers writing their own ordinances: we have a larger community than the farmers that live amongst, and we need to have things compatible. There should be input from everyone on the plan commission.

Lipscomb: Joan Baumgartner misunderstood me; I suggested that the farmers needed to have input. I am not going to quiet the plan commission members.

Komro: the residents in the Friends of Trenton brought up concerns, and by using the Livestock Facility Siting and the model ordinances from DATCP, this is one way the town can start to regulate and watch farms. If the plan commission is not interested in doing this, the zoning language still needs to be changed. The Livestock Facility Siting is a good way to make more people in the town happy and a way to protect the town.

Lipscomb: the plan commission members are all pioneers for the next phase in zoning and ordinances. We're trying to do what makes sense.

Reports:

Plan Commission members:

Thoma: Jeff Esselman 6951 N Poplar Rd., reported to Thoma that he complied with removing his pump house, he cut the well casing off and filled it with bentonite.

Kay: The Falk property on Decorah looks very nice.

County Chairman Thoma: The Washington County Sheriff and the Washington County Attorney are collaborating to make sure a released sex offender does not gain residency in the town of Trenton.

Administrator Komro: Chip sealing on County Roads will be working on June 12 & 13th. Komro will be registering for UW Stevens Point Extension courses on planning and plan commission training.

Chairman Lipscomb: Has sent the Trenton Police Chief to act on two ordinance violations, one on Wallace Lake Rd, and one on Forseth Ct.

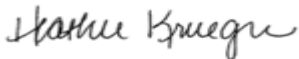
Lipscomb received a letter from the Washington County Attorney Stern regarding the adult sex offender. With the park and daycare in the area they are looking at for placement of this individual, it is not appropriate and not likely to happen. Washington Co. is sending a letter to the court and the Town of Trenton will send a letter as well stating why this is not a good idea. Lipscomb has a neighborhood contact that he is communicating with as well.

Lipscomb would like to set the record straight and wants to make sure he is doing things properly and doesn't want things to be misconstrued with Joan Baumgartner's statement that he allowed farmers to write the ordinance. Baumgartner: that is not what I said, I said that you mentioned that it would be better if the farmers just wrote the ordinance. The only reason it was brought up is that I think it's good when we all have input because we all live in the community. Lipscomb: Ray Werhand, did you get the impression that I was not including the plan commission and singling out farmers to write the ordinance? Werhand: you jokingly mentioned that the farmers should write it but didn't say anything about the plan commission being excluded. Lipscomb: Dennis Kay, what is your impression of what I said? Kay: I just thought you were offering another resource. Lipscomb: Scott Schweizer, what was your impression of what I said? Schweizer: I felt the same way, we have to ask the farmers as we [plan commission] don't have a clue. Lipscomb: Did I speak out of turn? Schweizer: No. Lipscomb: Tony Thoma? Thoma: No, I agree, what I heard was that you are asking the farmers for their input, not to write it. Lipscomb: Joan, I know your answer, I know you believe otherwise. Sometimes I make some jokes and for that, I apologize, but I was not inferring that the farmers write our EA zoning.

Attorney Curtis: Washington County has moved to intervene in the sex offender case, it's more than just a letter, it's a legal filing. We'll stay on top of this and submit a letter from the Town of Trenton.

Adjournment. Werhand moved to adjourn the Plan Commission meeting at 8:51 PM, seconded by Kay. Motion carried 6-0.

Respectfully submitted,



Heather Krueger, Town Clerk

These minutes were approved by the Plan Commission at the July 8, 2024 meeting.

These minutes were posted on the town's official website on July 9, 2024.