

Town of Trenton

Official Minutes of the regular meeting of the Town of Trenton Plan Commission held on Tuesday, August 15, 2023 at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Bob Roden, Joan Baumgartner, Ray Werhand, Dennis Kay, Scott Schweizer, Alternative Jay Koenitzer. Other Town officials present: Chairman Mike Lipscomb, Supervisor Barb Davies, Supervisor Ed Doerr, Town Administrator Cindy Komro, Clerk Heather Krueger, Town Attorney Ian Prust. Excused: Tony Thoma. Members of the public: 20

1. Call to order: Chairman Lipscomb called the meeting to order at 7:00 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.
4. Determination of Quorum: Per Lipscomb, quorum satisfied.
5. Review and Accept Agenda: **Werhand moved, and Kay seconded to approve the agenda as presented. Motion carried. 6-0.**
6. Approve Minutes of July 10, 2023, Plan Commission Meeting: **Kay moved and Roden seconded to approve the minutes of July 10, 2023 Plan Commission meeting as presented. Motion carried 6-0.**

[Roden recuses himself from the meeting]

7. Recommendation to Town Board: Zoning Ordinance Z2023.08.01: Attorney Prust received comments from Plan Commission members since last month wanting language changed in the proposed ordinance and lengthy discussion was heard regarding explanation as well as changes prior to approval. The changes that will be made include:
 - a. Section 1 G (4). Remove set back requirements of single-family residences.
 - b. Section 4 M (5). Request a hearing in writing with 14 days (not 5 days).
 - c. Section 4 M (5). Schedule a hearing within 30 days (not 5 days).
 - d. Section 1 E Delete the following language: Exception: The minimum lot area may be reduced to 30 acres for agricultural buildings and structures if required for biosecurity or other operation-related reasons.
 - e. Section 2 (5). Change from: Livestock Facilities of not more than 750 animal units. To: Livestock Facilities of not more than 1,000 animal units.
 - f. Section 3 Q. Change from: Livestock facilities over 750 animal units in the AE District. To: Livestock facilities over 1,000 animal units in the AE District.
 - g. Section 4 E (2). Remove: notify adjacent landowners. Replace with: notify landowners within 2,000 feet of the applicant's property.
 - h. Section 4. Add groundwater monitoring requirements (if Attorney Prust deems it would be allowed without violating state law).

Baumgartner would like more time to study this Ordinance, she feels there is too much information to decide on this tonight. Attorney Prust advised that delaying this decision is not recommended, this is state-mandated and adopting this ordinance will give the town more protection and control. **Kay moved to approve Ordinance Z2023-08-01 with the recommended changes in language, seconded by Schweizer. Motion passed 4-1.**

[Roden rejoins the meeting]

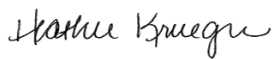
[Koenitzer recuses himself from the meeting]

8. Architectural Approval, CES Accessory Structure: Jay & Dawn Koenitzer, 6262 Congress Dr. Per Werhand, this building is placed appropriately on the lot and follows all the ordinances.
Werhand moved to approve CES Accessory Structure for Jay & Dawn Koenitzer, 6262 Congress Dr., seconded by Baumgartner. Motion carried 5-0.

[Koenitzer rejoins the meeting]

9. Plan Approval, B-2 Accessory Structure, 1117 Highway 33, Tony Kruase/Outdoor Specialists: Per Bill Hamm, Walters Builders this structure is a similar style as to what is currently on the property, it will be owned and not rented. This is an allowed structure in B-2 zoning. **Schweizer moved to approve the Accessory Structure at 1117 Highway 33 with the proper permits required from Washington Co., seconded by Roden. Motion carried 5-0.**
10. Reports: Werhand would like to know if there is an update on the Rathke property that is not in compliance. Per Komro, Rathke's attorney notified the town that they feel he is complying, so the town attorney will need to address this. Werhand is wondering if the signage in Myra has been moved as they are too close to the road, Komro said they have not been notified yet. Baumgartner would like to see a burning ordinance discussed, per Komro, that would be a town board agenda item if necessary. Baumgartner states that since there is no DNR, County or Town outdoor burning ordinance in place, she is requesting the Town consider adopting one for potential safety, health, nuisance and financial impacts.
11. Comments: None
12. Review of Correspondence: None
13. **Kay moved, and Baumgartner seconded to adjourn at 9:14 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 August 23, 2023. Cindy Komro, Town Administrator.

Subject to Approval: These Minutes will be considered for approval by the Plan Commission at its September 11, 2023 meeting.