

Town of Trenton

Minutes of the regular meeting of the Town of Trenton Plan Commission held on Monday, July 8, 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 Administrator Cindy Komro, and Clerk Heather Krueger.
Members of the public: 7

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 Kay seconded to approve the agenda. Motion carried 6-0.

Approve June 10, 2024, Plan Commission Meeting Minutes. Schweizer moved and Roden seconded to approve the June 10, 2024, Plan Commission minutes with the changes submitted by Baumgartner. 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. Per Komro, Mr. Marx would like to be in attendance but was unable to come to the meeting tonight, they have submitted a formal application and the fee for the concept review, this will be on the August agenda.

Zoning Ordinance Text Amendment: Metal Accessory Structures Per Komro, the Town code is currently inconsistent. The current code "prohibits metal accessory structures in all districts" but Country Estates does not distinguish, rather only requires architectural approval. Allowing metal structures with the same application process should accomplish what the town desires regarding aesthetics. Plan Commission members discussed making changes to the metal accessory structures ordinance.

Zoning Ordinance Text Amendment: Solar Energy Per Komro, a solar energy system is not the same as an accessory structure and should be treated differently. Wis Stats. §66.0404 regulation relating to solar and wind energy systems (1m) Authority to restrict systems limited. No political subdivision may place any restriction, either directly or in effect, on the installation or use of a solar energy system, as defined in s. 13.48 (2)(h).
Because restricting the placement of a solar system in certain circumstances could significantly decrease its efficiency, approving a variance on setbacks should be considered on a case-by-case basis. Permitting a ground solar system for residential purposes should not bear the burden of a conditional use permit application process. Rather, permitting it by the Zoning Administrator when all standard design elements exist, with application to the Plan

Commission when circumstances warrant an exception to one or more elements, without a public hearing or Board of Adjustment, should be enough to consider each application. Plan Commission members discussed making changes to the solar energy ordinance.

Comprehensive Plan Prime Agricultural Designation Discussion was had regarding having a designated area in the Comprehensive Plan for AE zoning, is there a specific area in the town for this or is allowed by meeting specific criteria? This will be discussed as the Plan Commission gets further along on the Zoning Ordinance Text Amendment regarding Agricultural Zoning Districts.

Zoning Ordinance Text Amendment: Agricultural Zoning Districts Komro referred to the information in each Plan commission member's binder 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). Plan Commission members agreed that any conditional uses not currently in use could be removed from the ordinance.

Reports:

Plan Commission members:

Werhand: Does the town have a fireworks ordinance? There were a lot of illegal fireworks on the Fourth of July. Komro: no, not for residential use, but we can investigate this.

Schweizer: There is a house in the Jamestown Condo Association that is being built and it is bright red, I'm sure we wouldn't have allowed this. Komro: yes, the Condo Association and the Plan Commission approved the "brick dust" (red) color.

County Supervisor Thoma:

1) There are no updates on the sex offender, probably will not be until at least August.

2) The Samaritan is under new ownership and is operating as the Samaritan Campus. They have opened skilled nursing and rehab. 3) Thoma spoke about the "Next Generation Housing" program and that it is very successful.

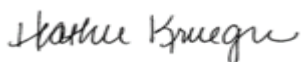
Clerk Krueger: the August Plan Commission is currently scheduled the night before the Partisan Primary Election, it would be helpful to move the meeting to a different location or date. Options were discussed.

Administrator Komro: Komro and Supervisor Davis have been out in the town to investigate complaints and check on various projects which has been very helpful to make sure residents are following the permits they have been obtaining and staying in compliance with the town codes.

Chairman Lipscomb: Lipscomb has been on-site with Payne & Dolan for the repair work this summer, it has been a great learning experience. There are still some repairs that need to be completed, and these will be worked into the road budget.

Adjournment. Kay moved to adjourn the Plan Commission meeting at 8:33 PM, seconded by Baumgartner. Motion carried 6-0.

Respectfully submitted,



Heather Krueger, Town Clerk

Affidavit of Posting: These minutes were approved at the August 19, 2024 Plan Commission meeting and were posted on the town's official website on August 20 2024.