

Town of Trenton

Official minutes of the regular meeting of the Town of Trenton Plan Commission held on Monday, February 10, 2025, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Mike Lipscomb, Tony Thoma, Lee Kidney, Ray Werhand, Doug Hein, [virtual] Scott Schweizer and Dennis Kay. Other town officials present: Supervisor Barb Davies, Town Administrator/Zoning Administrator Cindy Komro, and Clerk Heather Krueger. Members of the public: 21

Call to order: 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 posted correctly.

Determination of Quorum: Per Lipscomb, quorum is satisfied.

Review and Accept Agenda: **Werhand moved, and Hein seconded to approve the agenda. The motion carried 6-0.**

Approve January 12, 2025, Plan Commission Meeting Minutes. **Schweizer moved, and Thoma seconded to approve the January 12, 2025, Plan Commission Meeting Minutes. The motion carried 6-0**

Public Comments:

Jay Koenitzer 6262 Congress Dr., I have a question regarding the changes that are being made to the Ag Zoning. Are the limits going to be per parcel or related to size? Komro: The Plan Commission is not yet updating the ordinance to address that issue. They are updating in steps; the first step is to decide what is allowed in the EA Zoning under conditional use permits. Next the Commission will consider what will be required regarding Property Development Standards, including parcel or farm size, setbacks, etc. Koenitzer: Fears that an existing property could be sold in the future to a larger entity or corporation that could purchase land in the area and add more animal units, which would affect the environment, roads, and everything we've discussed. The animal units were at 750 *{Note that 750 was the number of dairy cows, equal to 999 Animal Units}*, and now you're discussing 4,999 Animal Units *{Note that this equates to about 3,500 dairy cows}*; that's a big difference. Lipscomb: The Plan Commission has decided to take this zoning discussion slowly and make very thoughtful decisions. We can pivot if needed and ultimately find a solution to the zoning that town residents can live with, protect the town, and do what the DNR WPDES permit requires.

Chris Kearns 5917 County Road Y: has the Plan Commission made any decision on what you would like the animal units to be set at? Lipscomb: No.

Certified Survey Map (CSM) Recommendation: Matthew Wilhelm & Leslie Janke, 766 Highway 33 (T11_040500D) The CSM has been reviewed and approved by the town engineer. **Thoma moved, and Kidney seconded to approve the Certified Survey Map and send it to the Town Board for approval. The motion carried 6-0.**

Concept Plan Approval: Mark Foyse, BICI Storage Units, 7040 N Trenton Rd (T11_009700G) **Schweizer moved, and Hein seconded to approve the concept plan for Mark Foyse storage buildings at 7040 N Trenton Rd. The motion passed 6-0.**

Schedule Public Hearing for Zoning Map Amendment from EA Exclusive Agriculture to R-2 residential: Joseph & Dean Groth (Owners) and Arick Groth (Applicant), 2230 Rusco Dr (T11_760). **Werhand moved, and Hein seconded to schedule the public hearing for Monday, March 10, 2025, at 6:50 PM. The motion carried 6-0.**

Pre-Application Concept Review, Land Division/Certified Survey Map/Zoning Map Amendment: Gregg & Stacy Schwister, 6995 N Oak Rd (T11_0079) Komro: The Schwisters would like to split off two smaller parcels and zone them R-2 and R-3, the rest of the land would remain EA. **Schweizer moved to recommend the applicant to move forward, seconded by Thoma. The motion carried 6-0.**

Architectural Approval, Accessory Structure in CES-5 Zoning District: Barb Heiligenstein, 856 Paradise Dr (T11_0084100A) Per Komro: The plan commission needs to approve the conceptual plan, if approved then the owner can take out a building permit. **Schweizer moved to approve the architectural plan, seconded by Thoma. The motion carried 6-0.**

Zoning Ordinance Regarding Certified Survey Maps and Subdivision Plats. Per Davies, because Washington County has changed how they approve a land division with a certified survey map and how a land division is approved under a subdivision plat, the town may want to investigate updating our zoning to include an ordinance pertaining to Subdivision Plats. The town can pass an ordinance under section §350 that is more restrictive than the County or State. The plan commission discussed and concluded that they would be interested in researching this option.

Zoning Ordinance Text Amendment: Agricultural Districts The plan commission discussed Agricultural Uses including Livestock Facilities, animal units and minimum lot area. They also discussed whether splitting A-1 into different districts with different property development standards and animal guidelines for each would be useful.

Reports:

Plan Commission members: None

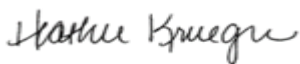
County Board Representative Thoma. None

Town Administrator: Zoning Hub “building” has begun. Komro has sent several Notices of Violation to residents who are not compliant. Radon tests kits were distributed last month. Water testing options are being reviewed, The Chairman letter was sent out and the Spring Town Crier has begun.

Town Chairman: None

Schweizer moved, and Werhand seconded to adjourn the Plan Commission meeting at 8:13 PM.

Respectfully submitted,



Heather Krueger, Town Clerk

These minutes were approved at the March 10, 2025, Plan Commission meeting and posted on the Town website on March 11, 2025.