

Town of Trenton

Official Minutes of the regular meeting of the Town of Trenton Plan Commission held on Monday, September 9, 2024, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Scott Schweizer, Tony Thoma, Joan Baumgartner, Ray Werhand, Bob Roden, Dennis Kay. **Other Town officials present:** Chairman Mike Lipscomb, Supervisor Barb Davies, and Clerk Heather Krueger.

Excused: Town Administrator – Cindy Komro

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. The motion carried 6-0.

Approve August 19, 2024 Public Hearing Minutes (Zoning Text Amendment: Solar Energy Systems): Schweitzer moved, and Werhand seconded to approve the August 19, 2024, Public Hearing minutes regarding Solar Energy Systems. The motion carried 6-0.

Approve August 19, 2024, Public Hearing Minutes (Zoning Text Amendment: (Accessory Structures): Thoma moved, and Roden seconded to approve the August 19, 2024, Public Hearing minutes regarding Accessory Structures. The motion carried 6-0.

Approve August 19, 2024, Plan Commission Meeting Minutes: Schweizer moved, and Roden seconded to approve the August 19, 2024, Plan Commission minutes. The motion carried 6-0.

Public Comments: None

Resolution Z2024.09.01, Recommendation to Trenton Town Board: Zoning Map Amendment and Land Division/Certified Survey Map, Esselmann (Tax Keys T11_001600Z, T11_005900E, T11_006300C, T11_023300A on SW corner of Wallace Lake Rd & Poplar Rd). Per Davies [speaking as past Town Zoning Administrator] commented that Town Engineer Burt Neumann noted items that need to be added/changed to the CSM. Schweitzer moved, and Werhand seconded to recommend to the Town Board approval of the Zoning Map Amendment and Land Division/Certified Survey Map with corrections recommended by the Town Engineer. The motion carried 6-0.

Recommendation to Town Board: Approval of Land Division/Certified Survey Map, Matt Wilhelm (766 CTH 33). Per Davies, the Town Engineer commented on the CSM that there was no access from CTH 33 to Lot #2. There were also questions about how access would be granted to the Land Trust behind the property. Werhand moved, and Schweitzer seconded to table the recommendation to the Town Board until these questions have been resolved. The motion carried 6-0.

CES-5 Accessory Structure Architectural Approval: Ronald & Monka Oeltjen, 808 Knollwood Rd. Werhand commented that there were other outbuildings on the property but would still be under the square footage limit with this additional structure. Roden moved, and Thoma seconded to approve the Accessory Structure application for Oeltjen, 808 Knollwood. The motion carried 6-0.

Discussion: Agricultural District Buffer Zones: Several Plan Commission members would like more time to read and discuss this information at a future meeting.

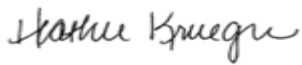
Davies: Commented on other municipalities in the state that had difficulty with ordinances that defined buffer zones.

Reports:

Plan Commission members: Baumgartner: Regarding the Zoning Text Amendment: Solar Energy Systems, Baumgartner is concerned about the verbiage added regarding the discontinuation, having to pull out all of the infrastructure that is no longer being used within one year, and requiring a bond upfront. If the town holds the bond for several years, this could add up to a substantial amount of money. Unsure where you would use a bond for in semi-permanent structures in the code anywhere else and having to watch them over that period, the town has to keep track of these funds. There are also annual fees to keep these bonds in place. Baumgartner would like to look into that further before passing the ordinance to the Town Board for approval. Davies: Agrees that this could be a bookkeeping mess.

Adjournment. **Kay moved to adjourn the Plan Commission meeting at 7:32 PM.**

Respectfully submitted,



Heather Krueger, Town Clerk

These minutes were approved at the October 14 Plan Commission meeting and posted on the Town website on October 29, 2024.