

Town of Trenton
Official minutes of the regular meeting of the
Town of Trenton Plan Commission held on
Monday, June 9, 2025, at 7:00 PM at the Town Hall, 1071 State Highway 33 East.

Present: Mike Lipscomb, Ray Werhand, Doug Hein, Scott Schweizer, Bob Roden, Dennis Kay, Alternate Randy Wiskirchen. Other Town officials present: Supervisor Barb Davies, Supervisor Tony Thoma, Town Attorney Jake Curtis, Town Administrator/Zoning Administrator Cindy Komro, and Clerk Heather Krueger.
Members of the public: 34

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.

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

Determination of Quorum: Per Lipscomb, quorum is satisfied.

Approve May 12, 2025, Plan Commission Meeting Minutes. **Roden moved to approve April 12, 2025, Plan Commission Meeting Minutes, seconded by Schweizer. The motion carried 6-0.**

Public Comments: None

Pre-Application concept Review, proposed use of parcels in B-1 Zoning District: Dan Laing, 6492 Municipal Dr (T11_0509), 2281 Hwy 33 (T11_050900A), and vacant parcel T11_0509001. Per Komro, Laing is purchasing the property and would like to use the land for storage sheds or a construction/contractor shop and would like to know if the Plan Commission would have an issue with either of these plans. Other industries surround the property, and both uses are allowed with a Conditional Use Permit. The Plan Commission advises moving forward.

Pre-Application Concept Review: Land Division request, Deanna Haver, 5920 S. Oak Rd. (T11_056800B) and adjacent vacant parcel T11_056800A. Per Komro, this land division would not require a Comprehensive Plan Amendment or Zoning Map Amendment. The Plan Commission advises moving forward.

Resolution Z2025.06.01, Recommendation to Town Board: Amendment to Town of Trenton Comprehensive Plan: 2050, Adam Hubacek and John Dwyer, parcel T11_014900A (32.48 ac). Per Komro, the public hearing was held before this meeting. A small change will be noted on the CSM, noting the Isolated Natural Resources area. **Schweizer moved to approve the recommendation of Resolution Z2025.06.01 to the Town Board, seconded by Hein. Motion carried 6-0.**

Resolution Z2025.06.02, Recommendation to Town Board: Amendment to Town of Trenton Zoning Map, Clarence Wentz Revocable Trust and Carol Wentz Revocable Trust, parcel T11_011200G (0.55 ac) from R-2 Single-Family residential District (unsewered) to R-5 Single-Family Residential District (sewered). **Schweizer moved to approve the recommendation of Resolution Z2025.06.02 to the Town Board, seconded by Kay. Motion carried 6-0.**

[Bob Roden recused himself from this portion of the meeting.]

Resolution Z2025.06.03, Recommendation to Town Board: Zoning Ordinance Text Amendment regarding Zoning Districts. Komro summarized that this resolution is a text amendment for all zoning districts. Many of the public comments were about not allowing CAFOs in the Town of Trenton, but that is not what this is about. The ordinance includes all zoning districts. The Plan Commission discussed and asked for clarification of the following items in the ordinance:

- A. Change "Agriculturally related Residence" to "Single-Family Residence."
- B. Change "Accessory residential Structure" to "Accessory Apartment"
- C. Remove "the dwelling unit is owner-occupied" from Accessory Apartment requirements.
- D. Remove "the lot area is not less than three acres and" from "Archery Sales and Shooting ranges"
- E. Remove "or fur" from the definition of Agricultural Use to avoid conflict where fur farms are stated explicitly as permitted as a conditional use
- F. Changed minimum acres for AE Property Development Standards to 130 acres (from 70)
- G. Include language explaining how current farms are protected from the requirement of a Conditional Use Permit upon reaching 500 AUs in EA Exclusive Agricultural Zoning District.

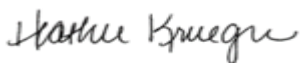
Schweizer moved to approve Resolution Z2025.06.03 to the Town Board for approval with the changes discussed, seconded by Hein. Motion carried 5-0.

[Roden rejoined the meeting]

Zoning Ordinance Text Amendment Update Regarding Fences: **Schweizer moved to hold a public hearing on July 14, 2025, at 6:45 PM for the Zoning Ordinance Text Amendment regarding fences, seconded by Hein. Motion carried 6-0.**

Chairman Lipscomb adjourned the June Plan Commission meeting at 8:05 PM

Respectfully submitted,



Heather Krueger, Town Clerk

These minutes were approved at the July 14, 2025, Plan Commission meeting and posted on the Town website on July 15, 2025.